

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00BD/MNR/2026/0423
Property	126A Amyand Park Road Twickenham TW1 3HP
Tenant	Lucy Leach
Tenant's Representative	Ruils
Landlord	Fiona Mernagh
Landlord's Address	57 Northfield Avenue, London, W13 9QP
Landlord's Representative	Stone Rowe Brewer LLP
Date of Application	27 May 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Ms S Beckwith MRICS Mr S Dhanani
Date of Decision	2 September 2026
Rent Determined	£1,800 per calendar month
Date the new rent takes effect	2 September 2026

REASONS FOR THE DECISION

Background

1. On 10 April 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,800 per calendar month (pcm) in place of the existing rent of £1,200 pcm to take effect from 1 June 2026.
2. On 27 May 2026, under Section 13(4)(a) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of a market rent.
3. The original assured tenancy commenced in 2014. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. As per section 11 of the Landlord and Tenant Act 1985.

Services Charges or furniture provided by Landlord (other than carpets and curtain and white goods specified below) and the costs relating to the same.

5. N/A

Liability for Council Tax

6. The Tenant is responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Any other terms of the tenancy taken into consideration in determining the rent.

7. N/A

Inspection/Hearing

8. Neither party requested an oral hearing or inspection. The Tribunal has considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise.

The Property

9. The Tenant provided photographs of the Property.

10. The Property is a first floor maisonette, offering the following accommodation:

Property: two bedrooms, one kitchen, one living room and one bathroom.

Outside: a rear garden.

The Property benefits from gas central heating and double glazed windows.

The Property is situated in Twickenham in southwest London. Twickenham station is approximately half a mile to the southwest. St Margarets station is approximately half a mile to the northeast.

Evidence

11. The parties completed the relevant MR1 (tenant), MR2 (landlord) and MR3 (tenant's reply) forms.

The Tenant

12. The Tenant made the following comments:

- a) The windows are old, rotting and need replacing.
- b) The carpets and lino have not been replaced since the start of the tenancy 12 years ago.
- c) They provided new curtains and curtain rails.
- d) They replaced the washing machine and fridge/freezer as the Landlord refused to do so.

13. The Tenant did not provide any comparable evidence.

The Landlord

14. The Landlord commented that the original washing machine was replaced in 2015. The Tenant requested another replacement in 2017. At this point the Landlord agreed to the Tenant purchasing her own washing machine which she would be entitled to take with her at the end of the tenancy.

15. The following comparables were provided by the Landlord:

- a) Amyand Park Road – a two bedroom maisonette with a garden with summer house. The price was not visible on the details provided, but similar properties were listed between £1,925 pcm and £2,000 pcm.

- b) Kenley Road – a two bedroom maisonette on the market for £2,495 pcm. The property has a garden.
 - c) Haversham Close – a two bedroom maisonette on the market for £2,595 pcm. The property has a garage, off street parking and access to communal gardens.
 - d) Amyand Park Road – a two bedroom flat on the market for £2,250 pcm. The property has a garden and two bathrooms.
 - e) Kenley Road – a two bedroom ground floor flat on the market for £2,295 pcm. The property has access to a shared garden.
16. Additionally, the Landlord provided a rental valuation letter dated 1 July 2026 from Dexters, which set out their opinion of the achievable rent as £1,900 to £2,150 pcm in the current condition, or £2,200 pcm to £2,450 pcm with cosmetic improvements including new carpet and full redecoration.

Determination and Valuation

17. Significant information concerning the background to the tenancy and current circumstances of the Tenant and the Landlord were provided in the parties' submissions. The Tribunal has not repeated them here because they are not material to the determination of the market rent. The tribunal is required to determine the rent at which the Property might reasonably be expected to let in the open market by a willing landlord. The personal circumstances of the Landlord and the Tenant are not relevant to determining the market rent.
18. The Tribunal prefers the evidence situated in close proximity to the Property. It finds that comparable d) is superior, having two bathrooms.
19. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Landlord, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £2,000 pcm. This is the rent we would expect the property to let for in the open market if it was in the same general condition as the comparable properties including having white goods provided by the landlord.
20. From this level of rent, the Tribunal has made adjustments in relation to the following:
- a) Poor decorative repair of the Property, including worn floor coverings.

The full valuation is shown below:

	Per calendar month
Starting Rent	£2,000
<i>Less</i>	
Poor decorative repair and floor coverings) approx. 10%	£200
Market Rent	£1,800

Undue hardship

21. The new rent takes effect from the date specified in the Landlord's Notice of Increase unless that would cause undue hardship to the tenant. In cases of undue hardship, the Tribunal has a discretion to fix a later starting date up to the date a Tribunal makes its determination.
22. The Tenant has asked the Tribunal to fix a later starting date in this case. Evidence of the Tenant's income and savings was provided.
23. On the basis of the evidence provided by the Tenant, the Tribunal considers that for the increase to take effect from the date in the Landlord's Notice would cause undue hardship and accordingly sets the starting date for the new rent as 2 September 2026.

Decision

24. Therefore, the Tribunal determines the market rent at £1,800 per calendar month with effect from 2 September 2026.

APPEAL PROVISIONS

If either party is dissatisfied with this decision, they may apply for permission to appeal to the Upper Tribunal (Lands Chamber) on any point of law arising from this Decision. Prior to making such an appeal, an application must be made, in writing, to this Tribunal for permission to appeal. Any such application must be made within 28 days of the issue of this statement of reasons (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013) stating the grounds upon which it is intended to rely in the appeal.