

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AX/MRA/2026/0154.
Property	6 Darlington House, 11-13 Lovelace Gardens, Surbiton, Surrey KT6 6SW.
Tenant	Amy Robbins.
Tenant's Representative	In person.
Landlord	Stephen Rickerd
Landlord's Address	Blyways, Blundel Lane, Cobham, Surrey, KT11 2SF.
Landlord's Representative	In person.
Date of Application	12 July 2026.
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Tribunal Judge Aileen Hamilton-Farey. Tribunal Member Mr. William Gibbs.
Date of Decision	1 September 2026.
Rent Determined	£1850.00 per calendar month by agreement between the parties.
Date of Valuation	1 September 2026.
Date the new rent takes effect	24 September 2026.

REASONS FOR THE DECISION

Background

1. On 28 May 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1,850.00 per calendar month(pcm) in place of the existing rent of £1,490.00 pcm to take effect from 29 July 2026.
2. On 21 July 2026, under Section 14 (A3) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of an open-market rent.
3. The tenancy commenced on 24 August 2024. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

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

Liability for Council Tax

5. The Tenant/Landlord are responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Hearing

6. Neither party requested an oral hearing.

Evidence

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

The Tenant

8. The Tenant originally made the following comments, that the rent was too high and they were unable to afford the increase. The tenant suggested that the market rent for the property was £1,500.00 and had found comparables between £1,650.00 and £1,800.00 per calendar month.
9. However, the tenant subsequently revised her case and said that she had been advised by the local authority that they would assist her in meeting the new rent,

and that she had found that the amount suggested by the landlord was the market rent for the property.

The Landlord

10. The Landlord made comments regarding comparable rents in the area that exceeded the sum sought. These were useful to the tribunal and showed asking rents of between £1895 and £2,100 per month, for two bedroomed properties in the vicinity. One of the comparables had two bathrooms and therefore was not particularly comparable, but the others were of a similar size and useful in determining the market rent for the property.

Determination and Valuation

11. Under section 14(1) of the Housing Act 1988 (as amended), 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 at the beginning of the new period specified in the Landlord's notice. Relevant Tenant improvements or failure of the Tenant to comply with the terms of the tenancy are to be disregarded. Historic issues relating to the tenancy or the personal circumstances of the Landlord are not taken into account. The personal circumstances of the Tenant are only considered if an application for hardship has been made.
12. The Tribunal determines the new rent amount at **£1,850.00** per calendar month, as this has been agreed between the parties, and which will take effect from **24 September 2026**, which is the beginning of the first new period of the tenancy which begins on or after the date of the determination.

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 after 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.