	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AW/MRA /2026/0153
Property	Flat 31 Lord Kensington House, 5 Radnor Terrace, London, W14 8BU
Tenants	Batool Zainab Hussain
Tenant's Representative	N/A
Landlord	Progress Residential Limited
Landlord's Address	33-05 Al-Saqr Business Tower, Trade Centre Second, Sheikh Zayed Road, Dubai
Landlord's Representative	Savills UK Ltd.
Date of Application	9 June 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr D Jagger MRICS
Date of Decision	7 September 2026
Rent Determined	£5050 per calendar month
Date the new rent takes effect	7 September 2026

REASONS FOR THE DECISION

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Background

1. On 19 May 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £5200 per calendar month in place of the existing rent of £4950 per calendar month to take effect from 10 August 2026. This being an increase of £250 which equates to approximately 5%.

2. On 21 July 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 current tenancy is an assured shorthold tenancy granted to the Tenant by an agreement dated 10 June 2025 at a rent of £4950 per calendar month payable in advance. The rental period is monthly, and the tenancy was for a period of 12 months. Therefore, this is an assured periodic agreement. There was a previous agreement dated 10 June 2024.

4. The Landlord's notice was served after the 1 May 2026. The Tribunal has accordingly determined this reference under sections 14 of the Renters' Rights Act 2025.

Allocation of Repairs between Landlord and Tenant.

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

6. The Tenant is responsible for internal decoration and for some minor repairs.

Services Charges or furniture provided by Landlord

7. Service charges are not payable by the Tenant for the Property.

8. Furniture provided by the Landlord: A bed in each bedroom with bedside tables A small dining table with four chairs. Three table lamps (no sofa)

9. The rent is exclusive of charges for utilities.

Liability for Council Tax

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

Inspection/Hearing

11. Neither party requested an oral hearing or an inspection of the Property, and both parties agreed to the application being determined without either. 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

The property is a purpose built third floor flat forming part of a high rise block built in 2011. The accommodation comprises living room/kitchen, two bedrooms and two bathrooms/shower rooms. The property has an EPC of B which is above average. The stated floor area is 98m2.

The block has 24 hour concierge, gym and fitness suite, cinema leisure suite with swimming pool and communal gardens.

The block has cladded elevations under a flat roof. There is no allocated parking.

The Property benefits from double glazing, gas central heating and floor coverings.

The Property is located in a mixed commercial/residential area situated just off Kensington High Street in Prime Central London..

Evidence

12. The parties provided written submissions, comparable evidence and helpful photographs. The Tenant also submitted a reply in form MR3 together with a written submission and further comparable evidence.

The Tenant.

13. The Tenant made the following comments:

a) There is Silverfish in the flat
b) There are several 2 bedroom flats in the area that have been listed within the last 12 months that vary anywhere from £4200 - £5200

A schedule of 9 properties considered to be comparable.

Charles House, 385 Kensington High Street, W14 8NL,	3 bed flat	£5500 pcm
Kensington High Street, London, W14	2 bed flat	£4766 pcm
Warwick Lane London W14	2 bed flat	£4500 pcm
Fairfax Place, Holland Park, London W14	2 bed flat	£3250 pcm
Benson House, 4 Radnor Terrace,	2 bed flat	£3250 pcm
Chesson Road, London W14	3 bed house	£5000 pcm
Warren House, Beckford Close, W14	3 bed flat	£5000 pcm
Kensington High Street, London, W14	2 bed flat	£4766 pcm
Warwick Lane London W14	2 bed flat	£4500 pcm

c) For these reasons the Tenant is of the opinion the current rental value should be £4,900.

The Landlord

14. The Landlord made the following comments:

a) The Landlord has identified a 3 bedroom flat in the block let at an asking rent of £5,500 which is a similar floor area than the subject.
b) The Landlord's agent maintains they have always responded promptly to any issues raised by the Tenant.
c) The Landlord provided details of 2 flats to let in the area. The letting of 68 Lord Kensington House is particularly relevant.

Moore Lane W14	3 bed flat	£5500 pcm
68 Lord Kensington House (8th Floor),	2 bed flat	£5200pcm

Determination and Valuation

15. Section 14 of the Housing Act 1988 requires the Tribunal to determine the rent at which it considers the Property might reasonably be expected to be let on the open market by a willing landlord under an assured tenancy, on the terms of the subject tenancy other than as to rent, and disregarding the matters set out in section 14(2). Those disregards include any effect on the rent attributable to the fact that the Tenants are sitting tenants, and any increase in value attributable to a relevant improvement carried out by the Tenants.

16. The Tribunal is grateful to the parties for the comprehensive evidence that has been provided.

17. Relying on its own expert, general knowledge of rental values in the Kensington area together with recent lettings in the block and the comparable evidence provided by both parties the Tribunal considers that the market rental of the subject property modernised and in good condition would be in the order of £5050 per month. This is the rent we would expect the property to let for in the open market including having white goods and curtains provided by the landlord.

18. Based upon the evidence provided, the Tribunal has made no adjustments in relation to the condition of the property.

Market rent £5050 pm

Undue Hardship

19. The new rent takes effect from the date which is the beginning of the first new period of the tenancy which begins on or after the date of the determination 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 two months after it makes its determination.

20. The Tenant has asked the Tribunal to fix a later starting date in this case. The Tenant says she has to financially support her elderly mother who is suffering from an aneurysm and she pays all her medical bills and support her needs financially.

21. The threshold for demonstrating undue hardship is high. The Tenant has produced no evidence to support their submissions. On the basis of the evidence provided, the Tribunal considers that for the increase to take effect from the date

in this decision would not cause undue hardship and does not fix a later starting date.

Decision

22. Therefore, the Tribunal determines the market rent at £5050 per calendar month with effect from 7 September 2026.

23. The authority for the Tribunal to set the date when a new rent takes effect now comes from Section 14(A1) and the related determination provisions in the Renters' Rights Act 2025 (which amends the Housing Act 1988). Therefore, the new rent takes effect from the date of this decision.

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.