

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AG/MNR/2026/0539
Property	Flat 2, Tankerton House, Tankerton St., Kings Cross, London, WC1H 8HP
Tenants	Mr Connor Shaw
Tenant's Representative	N/A
Landlord	The Riverside Group Limited
Landlord's Address	2 Estuary Boulevard, Estuary Commerce Park, Liverpool, L24 8RF
Landlord's Representative	N/A
Date of Application	19 July 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Member	Mr A Parkinson MRICS Ms A Onigbode
Date of Decision	21 September 2026
Rent Determined	£1,700 per calendar month
Date of Valuation	31 July 2026
Date the new rent takes effect	31 July 2026

REASONS FOR THE DECISION

Background

1. On 26 April 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1,711.67 per calendar month (pcm) in place of the existing rent of £1,633.28 pcm to take effect from 31 July 2026.
2. On 19 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 original tenancy commenced on 31 March 2017. 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. There are no service charges for which the Tenant is liable. The property is unfurnished.

Liability for Council Tax

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

Hearing

7. Neither party requested an oral hearing. 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

8. The Property is a basement flat, offering the following accommodation:

Living room, kitchen, bathroom and one bedroom.

The Property benefits from central heating and floor coverings. The windows are single glazed.

The Property is situated in Kings Cross with good access to public transport and a wide range of shops and amenities.

Evidence

The Tenant

9. The Tenant made the following comments:

- a) I have paid to redecorate the flat due to old fading of the paint and mould in corners of rooms.
- b) I do not believe the notice is legally valid. The statutory Form 4 itself is signed and dated 28 April 2026. However, the accompanying rent-increase letter is dated 1 May 2026, and I received the documents by post on 6 May 2026. Clause 7.1 of my tenancy agreement states that a notice sent by first-class post is deemed to have been served two working days after the date of posting. This is a full market-rent tenancy that was originally granted as an assured shorthold tenancy, rather than a social-rent tenancy. My understanding is therefore that the notice may have fallen within the private rented sector rules in force from 1 May 2026, under which Form 4A was the prescribed form. I raised this matter with the landlord before making this application. The landlord responded that Form 4 was correct at the time of issuing and that Form 4A would be used for future increases. I respectfully ask the Tribunal to determine when the notice was legally given or served, whether this tenancy falls within the private rented sector provisions applying from 1 May 2026, and whether the notice was valid under the legislation and transitional arrangements in force at that time.
- c) I consider the open market rent to be £1,640 per calendar month. In reaching this figure, I have considered the property's location and individual characteristics together with the attached advertised asking rents for comparable accommodation across North and Central London, including properties in Camden, Kentish Town and N7. While the property benefits from being close to King's Cross, it is a small, basement-level one-bedroom flat in an ex-local authority building. It has no private outdoor space, is single glazed and has not been redecorated for approximately ten years. Several of the attached properties are situated on higher floors, are described as bright, modern or in good condition, and benefit from features such as gardens, parking or larger accommodation. I therefore consider £1,640 per calendar month to fairly

reflect the property's strong location together with its condition, basement position and limited amenities.

- d) The Tenant provided screen shots of Right Move rental listings for one bedroom properties in Arnold Estate, Bermondsey, SE1, Cadet Drive, SE1, Freegrove Road, N7, Mornington Crescent, Camden Town, NW1, Kentish Town Road NW5. and Seven Sisters Road, Finsbury Park, N4 with rents ranging from £1,500 pcm to £1,700 pcm.

The Landlord

- 10. The Landlord did not submit any comments or evidence to support their position.

Determination and Valuation

- 11. The Tenant has raised a concern regarding the validity of the notice of increase dated 26 April 2026. As the date of the notice is before 1 May 2026, If the Tenant wishes to challenge the validity of the Landlord's notice (Form 4) proposing the new rent they must make an application to the County Court given that the Landlord's notice is purported to have been served prior to 1 May 2026.
- 12. 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.
- 13. Relying on its own expertise and general knowledge of rental values in the area, and the submissions of the parties, the Tribunal considers that the market rent of the subject Property would be in the order of £1,700.00 pcm. This is the rent we would expect the property to let for in the open market at the valuation date.

Open-Market Rent

£1,700.00 pcm

Decision

- 14. The Tribunal determines the new rent amount at £1,700 per calendar month with effect from 31 July 2026 which is the date specified in the Landlord's Notice of Increase.

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.