FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	:	LON/00BK/MRA/2026/0091
Property	:	Flat 2, 21a Catherine Street London WC2B 5JS
Applicant	:	Gregoire Delcourt & Anna Gostevcic (Tenants)
Representative	:	None
Respondent	:	Shaftesbury CL Ltd. (Landlord)
Representative	:	Dexters London Ltd (Agent)
Date of Application	:	6 July 2026
Type of Application	:	Determination of a Market Rent sections 13 &14 Housing Act 1988
Tribunal Members	:	N. Martindale FRICS M. Lynch
Date of Decision	:	9 October 2026
Rent Determined	:	£2,750 per calendar month
Date of new rent start	:	1 November 2026

REASONS FOR DECISION

Background

1 A landlord's notice FORM 4A, dated 1 July 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £2,717 per

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calendar month in replacing a passing rent of £2591.33 pcm with effect from 1 September 2026.

2 At a date, prior to the effective date, under S.13(4)(a) Housing Act 1988 the tenant referred the landlord's notice proposing a new rent, to the Tribunal for determination.

3 The assured tenancy is now periodic calendar monthly.

Allocation of Repairs between Landlord and Tenant

4 As per S.11 Landlord and tenant Act 1985.

Landlord's Service Charges and Furniture provided and costs.

5 No furniture included. Landlord's white goods, carpets and a variety of other fixed floor finishes and coverings.

Liability for Council Tax

6 Tenant.

Other relevant terms of tenancy

7 None

Inspection and Hearing

8 An inspection is not routinely carried out. The Tribunal is content that it has sufficient information on the Property, its condition and on comparables, from a combination of the written and any photographic representations received and from its own knowledge and specialist expertise. There was no hearing.

Property

9 There was no inspection. The Property is within a terrace of former houses, each Building, on 4 levels, built in the late Nineteenth Century. The ground and any lower floors are in commercial, albeit not intensive, use. The ground (shared front street access) and upper floors are separated out to form self-contained flats. The Property on the first floor: Living room, study, kitchen, bedroom, bathroom/wc. There are no shared outside areas nor off street parking.

10 The Property is very centrally located north of the Strand near Aldwych. It is an established mixed largely ground floor commercial use with residential space above, in the City of Westminster. (Google Streetview August 2022). There are on street parking restrictions. Catherine Street is not a main through route road.

11 The Property is visibly of traditional brick to upper floor levels. The roof is not visible from street level. It is in fair to good condition, in external appearance. Window glass is double glazed in what appear to be PVCu frames. There is gas fired central space and water heating.

Evidence

12 The Tribunal received completed Form MR1 of 6 July 2026 with the landlord notice in Form 4a. Later the reply Form MR2 came from the landlord both providing some background to the Property and the letting. The tenant replied through Form MR3. The Tribunal is grateful for such information as was provided by one or both of the parties.

Tenant

13 The tenant did not contest the form or content of the landlord's S.13 Notice but, did contest the new rent. The tenant represented the floor area as about 55m2. No room sizes or floor plan were offered. The tenant felt that the rent should be £2400 pcm. They cited lettings for £2200 to £2400 pcm. The tenant provided web links to the 2 properties. There were no significant further details. No defects were identified. The tenants referred to the landlord's comparables as not directly relatable, being of a different nature and some distance away from the Property: Some had porters, others were gated, others with air conditioning.

Landlord

14 The landlord's agent referred to several properties let or to let using the 'Best Price Guide' via their agents Dexters. The landlord provided a floor plan showing the 5 rooms with an area of some 66m2. The details included 1 bedroom flats at: 1. Tavistock Street let, only in April 2026, £3000 pcm. 2. James Street let, with a loft room and air con only in December 2025, £2990 pcm. 3. Exchange Court to let, November 2025 to December 2025, £2925 pcm. 4. Oldhouse Court to let, December 2025 to March 2026, £2925 pcm. 5. Cluttons Court July 2026 to let for £2925. No floor areas were cited.

15 The agent referred to the tenant's comparables as not directly relatable, being of a different nature and some distance away from the Property.

Law

16 In accordance with the terms of S.14 of the Act we are required to determine the rent at which we consider the property might reasonably be expected to let in the open market, by a willing landlord, under an assured tenancy, on the same terms as the actual tenancy; ignoring any increase in value attributable to tenant's improvements and any decrease in value due to the tenant's failure to comply with any terms of the tenancy. Thus the Property falls to be valued as it stands; but

assuming that the Property to be in a reasonable internal decorative condition.

Valuation

17 From the Tribunal's own general knowledge of market rent levels in the City of Westminster and having some regard for each party's comparable materials such as they were, for a Property of this type and location, it determines that the subject Property would let on normal Assured Periodic Tenancy (APT) terms, for £2750 pcm, fully fitted and in good order. This is the rent we would expect the Property to let for in the open market, if it was in the same condition as comparable properties including landlord's white goods and floor coverings.

18 The Tribunal does not "look up" web links in representations. It is for the relevant party to set out their case. If there are areas, plans, photographs etc. that need to be drawn to the attention of the Tribunal, it is for that party to include them and explain their relevance, and application, in full. The Tribunal does not prepare their case for them. There were no possible defects to be considered to detract from the rental value of the Property. The Tribunal therefore determines the new market rent at £2750 pcm.

Undue Hardship

19 At most, the start date for the new rent could be delayed by a Tribunal by up to 2 months, effective from the beginning of the next rent period following, if undue hardship were shown by the tenant. It does not affect the market rent level itself. Allowance for hardship from this increase in the rent was not sought by the tenant in their application. No change to the effective date of the new rent is made by the Tribunal.

Decision and effective start date

20 The new rent of £2750 pcm is to be levied from and including the start date of the next rent period falling due, after 9 October 2026, which is 1 November 2026.

21 Although the landlord is not obliged to charge this rent and may charge a significantly lower rent as a result of their own choice, policy, or governmental regulation; they may not charge more than this figure. Otherwise any further reduction in this figure on what is levied, is a matter between the parties, only.

Chairman N Martindale FRICS Date 9 October 2026

Rights of appeal

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the tribunal is required to notify the parties about any right of appeal they may have.

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 decision to the person making the application (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rule 2013).

If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not complying with the 28 day time limit; the tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

The application for permission to appeal must identify the decision of the tribunal to which it relates (i.e., give the date, the property, and the case number), state the grounds of appeal and state the result the party making the application is seeking.

If the tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).