	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**LON/00AY/MRA/2026/0278**
Property	**Flat 1, 1 Bridport Terrace, London SW8 2AY.**
Tenant	**Joseph Daws** **Dominic La Fondre** **Courtney Anders**
Tenant's Representative	**In person.**
Landlord	**Thothaal Group Ltd.**
Landlord's Address	**C/0 Swan House, Hanworth, Middx TW13 6LL.**
Landlord's Representative	**Shayan Waziri** **Dexters Ltd.**
Date of Application	**9 August 2026.**
Type of Application	**Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Ms. A. Hamilton-Farey.** **Ms. S. Greer.**
Date of Decision	**19 October 2026.**
Rent Determined	**£2,450.00 per calendar month.**
Date the new rent takes effect	**27 October 2026.**

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REASONS FOR THE DECISION

Background

1. On **19 June 2026** the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of **£2,450.00 pcm** in place of the existing rent of **£2,375.00pcm** to take effect from **27 August 2026.**

2. On **9 August 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 assured tenancy commenced on **27 June 2024** for a term of **three years**. 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. **No services are provided within the tenancy.**

6. The Tenants state that the Landlord provided a table, bedframes and mattresses, four chairs and a sofa.

Liability for Council Tax

7. The **tenants** are 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.

8. **None.**

Inspection/Hearing

9. 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

10. The Tribunal did not inspect the property but relied on the photographs supplied and the statements of the parties.

11. The Property is a **first floor flat comprising 2 bedrooms, kitchen, living room, bathroom/w.c. with one bedroom have an en-suite. The property benefits from gas central heating, and measures approximately 75m². Furniture provided included beds/mattresses, table and 4 chairs, and a sofa.**

Evidence

12. Both the Tenant and the Landlord returned the Tribunal's Reply forms.

The Tenant.

13. The Tenant made the following comments:

    a) The property was located in a poor environment with fly tipping evident.
    b) There were defects to the property, in particular a leak from the property above, blocked sinks, damage to floorboards which they say are detaching from skirtings.
    c) Theft of post.
    d) The tenants rely on the website Bricks and Logic from which they say the current rental price of their flat is £2,126.00. They do however say that they do not rely on this as a direct comparable, but as an indication of rentals in the area. They also say that Dexters, the agents, have a similar sized flat for rent, with one less bathroom, but with a balcony and this is on the market at £2,300.00. They say this is comparable and informs them of the current and their proposed rent.

The Landlord

14. The following comparables were provided by the Landlord:

    a) The average price for properties in the area on the Bricks and Logic website is £3,005 pcm.

b) The comparable property in the block is substantially smaller than the subject being approximately 50m² as opposed to the 75m² of the subject flat.
c) They have produced a 'best price guide' that shows rentals for two bed flats in the vicinity have rentals ranging from £2,600 - £4,300.00 pcm

Determination and Valuation

15. The Tribunal considers that the best evidence is always from a property within the same block as the subject. In this case both parties have referred to the flat for rent in the block at £2,300 pcm. We find this to be the best comparable, however, this is the rent for a property with only one bathroom, and although it has a balcony, we do not consider that this can be classified as a direct substitution.

16. Reducing the comparable to £/m² we find that the rental of £46.00/m² applying this to the subject property would provide a rental of £3,450.00. The Tribunal considers that this would be the rental for the property in a newly decorated condition, with the same quality of furniture but with updated fixtures and fittings.

17. The Tribunal considers that a reduction should be made to reflect the length of the tenancy (2 years), and the level of fly-tipping identified by the Tenants, but does not consider that the level of defects identified by the tenant, would have much effect on the rental value.

18. Relying on its own expert, general knowledge of rental values in the area, and the comparable of the flat in the same block, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £3,450.00pcm, with the following deductions for tenancy term, and poor external area.

19. From this level of rent, the Tribunal has made adjustments in relation to the following:

a) Length of the term 5%
b) Poor external area 5%.

The full valuation is shown below:

Starting Rent	£ 3,450.00
Less	

a)	Items given under a) above	£172.50	
b)	Items given under b) above	£172.50	
			£ 345.00

Market rent **£3,105.00 pcm**

20. **Renters' Rights Act 2025:**

Under the Renters' Rights Act 2025, the maximum rent that the tribunal can award is the sum noted on the Notice of Increase, in this case, £2,450.00. This is the maximum rent that can be awarded and given that the current market rent is higher than this sum, the tribunal sets the new rent at £2,450.00.

Also under the Renters' Rights Act 2025, the commencement date for the new rent cannot be backdated and commences on the next period of the tenancy following the tribunal's decision. In this instance that date is **27 October 2026.**

Decision

21. Therefore, the Tribunal determines the market rent at **£2,450.00 per calendar month** with effect from **27 October 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.