

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AW/MRA/2026/0076
Property	Flat 51 St. Georges Court 42-47 Gloucester Road London SW7 4RA
Tenant	Martin MacLeish & Michael MacLeish
Tenant's Representative	N/A
Landlord	Pegasi Limited (Company Registration No in Guernsey 5905)
Landlord's Address	c/o 5th Floor, 207 Sloane Street, London, SW1X 9QX,
Landlord's Representative	Pegasi Management Company Limited
Date of Application	6 July 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr D Jagger MRICS Mr W Gibbs
Date of Decision	19 October 2026
Rent Determined	£1000 per calendar week
Date the new rent takes effect	21 October 2026

REASONS FOR THE DECISION

Background

1. On the 19 June 2026, the Landlord's agent served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1000 per calendar week in place of the existing rent of £873 per calendar month to take effect from 17 August 2026. This being an increase of £127 which equates to approximately 14.5%.
2. On 6 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 tenancy is an assured shorthold tenancy granted to the Tenant by an agreement dated 17 July 2021 for a term of 12 months at a rent of £650 per week. A copy of the agreement was included within the bundle of evidence. It is assumed the dates provided in the agreement are a typo error and the correct commencement date is 17/10/2020. The rental period is monthly, and this is an assured periodic agreement.
4. On the 17 August the Tribunal prepared a decision in this matter and determined the new rent should be £750 per week.
5. On the 10 September 2026 an Application for Permission to Appeal that decision was submitted to the Tribunal on behalf of the Landlord.
6. On the 24 September 2026 Judge Westby considered this application and Under rule 51 of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013 and being satisfied that it is in the interests of justice to do so, the Tribunal sets aside the decision dated 17 August 2026. The application under sections 13 and 14 of the Housing Act 1988 shall be determined afresh by a differently constituted Tribunal.
7. In conclusion, The Tribunal was satisfied that the parties cannot adequately understand the route by which the valuation was reached. It is in the interests of justice to set aside the decision and for the application to be determined afresh.

Allocation of Repairs between Landlord and Tenant.

8. As per section 11 of the Landlord and Tenant Act 1985.
9. The Tenant is responsible for internal decoration and for some minor repairs.

Services Charges or furniture provided by Landlord

10. Service charges are not payable by the Tenant for the Property.
11. The property is let partly furnished including: Double Bed Sofa Built in Cupboards Washer Dryer Fridge Hob & Oven Dishwasher Microwave Bed side tables Table lamps Pictures Mirror Stool Curtains Dining Table Dining Chairs Carpet Rug Armchair Coffee Table Sideboard Television.
12. The rent is exclusive of any charges for utilities

Liability for Council Tax

13. The Tenant is 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.

14. None

Inspection/Hearing

15. The parties did not request a hearing or an inspection. 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

16. The property is a lower ground floor flat which forms part of a of a Victorian Mansion Block with brick and stucco elevations under a pitched slate covered mansard roof. There are commercial premises on the ground floor.
17. The accommodation comprises: bedroom, living room, kitchen and bathroom. The windows are single glazed, there is gas central heating, integrated kitchen appliances, fitted wardrobes and floor coverings The property has an EPC Rating of D which is average and a stated floor area of 63m².
18. There are communal gardens including a BBQ area maintained by the Landlord. The building has wifi, 24/7 porter service and waste collection for recycling services from the Landlord available at the flat and included in the rent.
19. The property is located in Prime Central London close to all amenities.

Evidence

20. The Tenant provided a written statement within the application together with helpful photographs. The Tenant provided a large range of comparable evidence.

Flat 50, St George's Court SW7	1 bedroom basement flat <i>"located within an established purpose built residential block from the late Victorian period in Royal Borough of Kensington and Chelsea"</i>	75m2	£16.00/m2	£1,200 pw	This property is located within St George's Court which is the same building as the Property and described as <i>"similar size and condition"</i> of the Property
Flat 52, St George's Court SW7	1 bedroom basement flat <i>"located within an established purpose built residential block from the late Victorian period in Royal Borough of Kensington and Chelsea"</i>	52m2	£18.65/m2	£970.00 pw	This property is located within St George's Court which is the same building as the Property
Ashburn Gardens, South Kensington, London, SW7 (referred to in the Decision as Old Brompton Road)	1 bedroom flat located within a <i>"very smart period house on Ashburn Gardens"</i>	61m2	£18.92/m2	£1,154 pw	1 bedroom ,1 bathroom/wc, kitchen and living room.
Cranley Place, South Kensington, SW7	1 bedroom first floor flat	54m2	£19.24/m2	£1,039pw	1 bedroom, 1 ensuite bathroom, kitchen and living room.
South Kensington, Gloucester Road SW7	<i>"ultra modern 1-bedroom flat in a red brick period house conversion"</i>	49m2	£24.49/m2	£1,200pw	1 bedroom, 1 ensuite shower room, separate cloak room, kitchen and reception room.

c)

Tenant's comparable evidence for Open Market Rent Decision for:**Flat 51, St George's Court, 42-47 Gloucester Road, London SW7 4RA**

Comparable/Location	Property Type	Floor Area (m2)	Floor area breakdown (£/m2)	Weekly Rent	Layout
Rosary Gardens, South Kensington, London, SW7	1 bedroom apartment presented in good order	52m2	£11.98/m2	£635 pw	Reception room; bedroom overlooking private rear gardens

Cromwell Road, London, SW7	Refurbished 1 bedroom period conversion	78m ²	£7.40/m ²	£577 pw	Reception room; separate kitchen; double bedroom; storage; wet room and walk-in shower
Cromwell Road, South Kensington, London, SW7	1 bedroom seventh-floor flat within the Point West development	58m ²	£11.64/m ²	£675 pw	Reception room with balcony access; kitchen; double bedroom
Harrington Gardens, South Kensington, London, SW7	1 bedroom lower-ground-floor apartment within a period building	Not stated	Not calculable	£473 pw	Reception room; kitchen; bedroom with en-suite bathroom; bedroom and reception room provide access to the shared patio
Queen's Gate, South Kensington, London, SW7	1 bedroom lower-ground-floor apartment within a red-brick Victorian townhouse	Not stated	Not calculable	£669 pw	Double bedroom; separate kitchen
Roland Gardens, London, SW7	1 bedroom flat within a 24-hour portered building	Not stated	Not calculable	£575 pw	Not stated

Determination and Valuation

22. 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 Tenant.
23. The Tribunal is grateful to both parties for the comprehensive written statements and the comparable evidence provided by both parties. The evidence relied upon by the Tenants consists of advertised asking rents rather than achieved rents. Asking rents are of assistance in establishing the tone of the market but they are not conclusive, since a property may in the event let at a figure above or below the rent at which it was advertised.

Determination and Valuation

24. Relying on its own expert, general knowledge of rental values in the Kensington area together with the comparable evidence provided by the parties the Tribunal considers that the market rental of the subject property in this location modernised and in good condition would be in the order of £1,000 per week. This is the rent we would expect the property to let for in the open market including having white goods and floor coverings provided by the landlord. The Tribunal has made no adjustments to the proposed rental figure.
25. The reasons for this determination are as follows: By the Tenant's own admission in the Application, he states the rents being asked in St George's Court SW7 seem much higher than all other blocks and flats in this area. In the Tribunal's opinion, there must be a reason for this.
26. The Tribunal agree with this assertion which is borne out by the two lettings in the building. This premium is due to the prime location, the communal garden and 24 concierge.
27. In addition, what is considered compelling evidence is that the Tenants are already paying £873 per week. This confirms a rental premium for the block at the time.
28. The comparable evidence provided by the parties confirms there is a significant range in rental values in the area. The best available evidence must be the detailed schedule of evidence provided by the Landlord. This sets out a valuation methodology and detailed analysis of recent lettings and more particular the two lettings in the block.

Decision

29. 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.
30. The Tribunal determines the market rent at £1,000 per calendar week with effect from 21 October 2026 being the date of the Tribunal's 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.