	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00BA/MNR/2026/0501
Property	Flat 2 Roslyn Close, Colliers Wood, Surrey, CR4 3BB
Tenant	Diana Purves
Tenant's Representative	N/A
Landlord	Colleen Jackson
Landlord's Address	The Meadows St Peters Road Hayling Island, Hampshire, PO11 0RP
Landlord's Representative	Moss & Co
Date of Application	11 July 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr D Jagger MRICS Ms O Awotesu
Date of Decision	20 October 2026
Rent Determined	£1,500 per calendar month
Date the new rent takes effect	16 June 2026

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REASONS FOR THE DECISION

Background

1. On 14 April 2026, the Landlord's agent served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1500 per calendar month in place of the existing rent of £1400 per calendar month to take effect from 11 July 2026. This being an increase of £100 which equates to approximately 7%.

2. On the 14 June 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 16 February 2020. Unfortunately, a copy of the agreement was not included within the bundle of evidence.

Allocation of Repairs between Landlord and Tenant.

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

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

Services Charges or furniture provided by Landlord

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

7. The property was let partly furnished : Double bed frame, double bed mattress, washing machine, combined fridge/freezer, two sofas.

8. The rent is exclusive of any charges for utilities.

Liability for Council Tax

9. 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.

10. None

The preliminary issue

11. The First question for the Tribunal is Does it have jurisdiction to consider the application?

12. On the 24 August 2026 the Tribunal wrote to the parties stating that the application has been reviewed, and it appears the Tribunal may not have jurisdiction to determine a market rent for the above-named property. (i) The Landlord's notice proposing a new rent may be defective, as it appears to be intended to take effect in less than the minimum period (ii) The Tenant's MR1 Application appears to be late, as the effective date on the Landlord's notice proposing a new rent is 16th June 2026 and the application was received by the Tribunal on 16th June 2026.

13. On the first point, the Tribunal wrote to the parties to confirm*" The tribunal's Legal officers have reviewed the recent representation(s) and can now confirm that the applicant originally submitted their application to the London office, via email, on 14th June 2026. As such the application is not late and will now be re-opened"*

14. With regard to the second matter, the Tribunal Form 4 Notice of tenancy renewal initially appears to be dated 16 June 2026, however on page 24 of the bundle the form is clearly dated 15 April 2026. Therefore, the Tribunal initially determines that it has jurisdiction to consider the application.

Inspection/Hearing

15. The parties did not request a hearing. The Tribunal has considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise.

16. The Landlord requested an inspection of the property to investigate the condition of the property. On the 24 August 2026, this request was refused by the Tribunal stating that while the location and condition of the property is a relevant factor which may impact upon the market rent, the limited photographs are sufficient to make the Tribunal determination without the need of an inspection. The Tribunal will determine the market rent on the evidence submitted before it and its own expert knowledge.

The Property

17. The property is a ground floor maisonette forming part of a two storey end of terrace building with pebbledash elevations under a pitched and tiled roof. The property has a private rear garden and an allocated parking space on the frontage.

18. The accommodation comprises: bedroom, living room, kitchen and bathroom. The windows are double glazed, there is gas central heating, white goods and floor coverings. The property has an EPC Rating of C which is above average and a stated floor area of 43m2.

    The Property is located in an established residential area convenient to local amenities.

Evidence

19. The parties provided written statements with together with helpful photographs. The Tenant did not produce any comparable evidence.

The Tenant.

20. The Tenant made the following comments:

    a) The kitchen units are dated and suffering from damage.
    b) The chrome on bath taps is cracked & peeling. Wood panelling is dated.
    c) Decoration throughout appears dated & not recently updated, with visible marks and inconsistencies in the finish.
    d) The Tenant considers £1,400 per month to reflect the market rent for this property in its current condition. The property is functional but not recently refurbished. Decoration, flooring, fixtures, fittings, appliances & furniture are all older & show visible signs of wear. This places the property below the standard of properties typically achieving higher rents in the local market.
    e) Details of comparable evidence was provided which ranged from £1400pcm- £2450pcm

The Landlord

a) The property has a private garden and parking space.
b) An initial offer was made to half the rent increase which was refused by the Tenant.
c) The rear garden is completely overgrown.

Determination and Valuation

21. 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.

22. The Tribunal is grateful to both parties for the written statements and the comparable evidence provided by the Tenant. The evidence relied upon by the Tenant 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. Otherwise, this rental evidence produced an extremely large range of rental values in the area.

Determination and Valuation

23. Relying on its own expert, general knowledge of rental values in the Colliers Wood 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 with a private garden and allocated parking space would be in the order of £1575 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. From this level of rent, the Tribunal has made adjustments in relation to the matters raised by the Tenant as above.

24. The Tribunal has considered very carefully this information and using its own expertise considers that a deduction of £75 should be applied in order to take account these matters It should be noted that this figure cannot be a simple arithmetical calculation and is not based upon capital costs but is the Tribunal's estimate of the amount by which the rent would need to be reduced to attract a tenant.

The full valuation is shown below:

Starting Rent	£1,575 pm

Less

a) Items given under a)-c) above £75

Market rent £1,500 pm

Decision

25. The Tribunal determines the market rent at £1,500 per calendar month with effect from 16 June 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.