	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AG/MRA/2026/0168
Property	Flat 127 Bedford Court Mansions, Adeline Place, London WC1B 3AH
Tenant	Amit Alleck Elizabeth Rutherford.
Tenant's Representative	In person.
Landlord	The Bedford Estates.
Landlord's Address	29a Montague Street, London WC1B 5BL.
Landlord's Representative	-
Date of Application	22 July 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	-
Date the new rent takes effect	-

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DECISION

The Tribunal does not have jurisdiction to determine this application for the reasons stated below.

It follows that the application must be struck out under Rule 9(2)(a) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, because the Tribunal does not have jurisdiction in relation to the proceedings or case or that part of them.

REASONS

The Application

1. The Tribunal received an application from the Tenants Mr. Amit Alleck and Ms. Elizabeth Rutherford dated 22 July 2026.

2. The application referred a Landlord's Notice of Increase in relation to Flat 127, Bedford Court Mansions, Adeline Place, London WC1B 3AH (the subject property). The Notice of Increase was dated 20 May 2026 and proposed to increase the rent of the subject property from £47,400.00 per calendar month to £50,232.00 per calendar with effect from 27 July 2026.

3. The property is occupied by the Tenants under a periodic tenancy created under the Renters; Rights Act 2025. The original three-year term commenced on 27 July 2023, expiring on 26 July 2026.

4. It is clear from the documents sent to the Tribunal that the rents shown on the S.13 Notice are incorrect. These are not monthly rents but annual rents.

5. The notice is therefore invalid. In the Tribunal's view, the Notice cannot be saved by any other correspondence between the parties, such as letters or conversations had whilst the rent was being negotiated.

Facts Found

6. The Notice of Increase clearly states that the new rent would commence on 27 July 2026 at a rent of £50,232.00 per calendar month.

Decision

7. It follows that the application must be struck out under Rule 9(2)(a) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, because the Tribunal does not have jurisdiction in relation to the proceedings or case or that part of them. The practical effect of the decision is that unless the Landlord seeks the authority of the County Court that the Notice is valid the Tribunal considers that the new rent proposed by the Landlord is not payable by the Tenant. However, this is ultimately a matter for the County Court to determine.

Tribunal: Aileen Hamilton-Farey Date: 19 October 2026.

Ms. S. Greer.

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.