

FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	:	LON/00AG/MRA/2026/0297
Property	:	Flat 133, Bedford Court Mansions, Adeline Place, London WC1B 3AH
Tenant	:	Graham Hayward Samantha Hayward
Landlord	:	Bedford Estates Bloomsbury Limited.
Type of Application	:	Section 13 Housing Act 1988
Tribunal Members	:	Aileen Hamilton-Farey FRICS, LLB Ms. S. Greer.
Date and venue of Consideration	:	19 October 2026 Remote
Date of Decision	:	19 October 2026.

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.

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REASONS

The Application

1. The Tribunal received an application from the Tenants Mr. Graham Hayward and Ms. Samantha Hayward dated 12 August 2026. The application was received by the Tribunal on 12 August 2026.

2. The application referred to a Landlord's Notice of Increase in relation to Flat 133, Bedford Court Mansions, Adeline Place, London WC1B 3AH (the subject property). The Notice of Increase was dated 15 June 2026 and proposed to increase the rent of the subject property from £4,392.00 per calendar month to £5,080.00 per calendar with effect from 1 September 2026.

3. The property is occupied by the applicants under a periodic tenancy created under the Renters; Rights Act 2025 on 19 August 2026 following expiry of the original two-year term on 18 August 2026.

The Law

4. The law is found in section 13 of the Housing Act 1988 which, insofar as is relevant to this application, provides as follows:

   14: Determination of rent by tribunal:

   14 (a) *which is a periodic tenancy having the same periods as those of the tenancy to which the notice refers;*

   (b) *which begins at the beginning of the new period specified in the notice.*

   The notes that accompany the Notice of Increase confirm:

   Note A: When the proposed new rent can start –

   A3 – THE THIRD REQUIREMENT: in all cases, the new rent must start at the beginning of a tenancy period. First example; if a monthly tenancy starts on the 20th April, the new rent must start on the 20th day of the month when the increase begins.

Facts Found

5. The Notice of Increase clearly states that the new rent would commence on 1 September 2026. However, this is not the start of a new period of the tenancy. The term for the tenancy commenced on 19 August 2024 and became periodic (from month to month) when the original tenancy ended.

Discussion and Reasons for the Decision

6. 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.

ANNEX - 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 a party wishes to appeal this decision to the Upper Tribunal (Lands Chamber), then a written application for permission must be made to the First-tier Tribunal at the regional office which has been dealing with the case.

The application for permission to appeal must arrive at the regional office within 28 days after the tribunal sends written reasons for the decision to the person making the application.

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. Any appeal in respect of the Housing Act 1988 should be on a point of law.

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