FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00AG/MNR/2026/0216**
Property	**:**	**Flat 116 Windsor House Cumberland Market London NW1 4DE**
Applicant	**:**	**Rochelle Fry D (Tenants)**
Representative	**:**	**None**
Respondent	**:**	**Peabody (Landlord)**
Representative	**:**	**None**
Date of Application	**:**	**25 March 2026**
Type of Application	**:**	**Determination of a Market Rent sections 13 &14 Housing Act 1988**
Tribunal Members	**:**	**N. Martindale FRICS M. Lynch**
Date of Decision	**:**	**7 August 2026**
Rent Determined	**:**	**£2150 per calendar month**
Date of new rent start	**:**	**1 April 2026**

REASONS FOR DECISION

Background

1 A landlord's notice dated 25 January 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £1501.87 pcm in place of the passing rent of £1430.35 pcm, to take effect from 1 April 2026.

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2 At a date, prior to the effective date, under S.13(4)(a) Housing Act 1988 the tenant referred the landlord's notice proposing a new rent, to the Tribunal for determination.

3 The assured tenancy is now periodic calendar monthly.

Allocation of Repairs between Landlord and Tenant

4 As per S.11 Landlord and tenant Act 1985.

Landlord's Service Charges and Furniture provided and costs.

5 No separate service charge. No furniture. No carpets or floor coverings. Landlord provided the usual white goods in the kitchen.

Liability for Council Tax

6 Tenant.

Other relevant terms of tenancy

7 None

Inspection and Hearing

8 An inspection is not routinely carried out. The Tribunal is content that it has sufficient information on the Property, its condition and on comparables, from a combination of the written and any photographic representations received and from its own knowledge and specialist expertise.

Property

9 There was no inspection. The Property is located within an established purpose built residential block from the 1950's in LB Camden. The Property is at ground level. The Property has a two bedrooms, bathroom/wc, kitchen and living room. There are communal gardens maintained by the landlord.

10 The Property is located in a large Building – Windsor House. It has residential accommodation on 5 levels. They are located on a large public housing estate west of Euston, near to Regents Park, containing large low and medium rise purpose built housing blocks. (Google Streetview July 2025). There are on street parking restrictions.

11 The Building is finished to fair faced brickwork in good external condition. The main roof over is largely hidden at ground level but incorporates flats within a metal finished mansard arrangement on the (top) fourth floor level. Window glass appears to be double glazed and there is gas fired central space and water heating.

Evidence

12 The Tribunal received completed Form MR1 dated 6 July 2026 from the tenant. The Tribunal is grateful for such information as was provided by one or both of the parties.

Tenant

13 The tenant did not contest the form or content of the landlords S.13 Notice but, did contest the new rent. In their form the tenant stated that the passing rent was £1430.35 pcm. The tenant felt that the rent should be £1386 pcm. The tenant was said to be a key worker. The rent for the Property was said to already be high for similar properties in the neighbourhood. However the Tenants made no comparison through tabulation of locations and relative offerings for the Tribunal. There was no analysis nor application of those findings to the Property for the Tribunal's reference. The tenant provided some 15No. photographs of the interior showing a Property in fair to good order.

Landlord

14 The Tribunal received no representations from the landlord.

Law

15 In accordance with the terms of S.14 of the Act we are required to determine the rent at which we consider the property might reasonably be expected to let in the open market, by a willing landlord, under an assured tenancy, on the same terms as the actual tenancy; ignoring any increase in value attributable to tenant's improvements and any decrease in value due to the tenant's failure to comply with any terms of the tenancy. Thus the Property falls to be valued as it stands; but assuming that the Property to be in a reasonable internal decorative condition.

Valuation

16 From the Tribunal's own general knowledge of market rent levels LB Camden for a Property of this type, prices vary widely, highly dependent on location, on size, features and services available at each flat and in each Building of which they form part. For this lower tier quality accommodation at this Property in particular, the Tribunal determines that the subject Property would let on normal Assured Periodic Tenancy (APT) terms, for £2250 pcm, fully fitted and in good order.

17 The Tribunal did not find any user or occupation restrictions in the tenancy that might diminish rental value. However it found that there had been no landlord's floor coverings provided on letting and makes a

small allowance for this of £100 pcm. The Tribunal therefore determines the new market rent at £2,150 pcm.

Undue Hardship

18 At most, the effective start date for the new rent would be delayed to the date of the decision as the Notice and application predates the changes made by the Renters Rights Act 2025. Allowance for hardship from this increase in the rent was sought by the tenant in their application but no details or supporting evidence was provided sufficient to consider it further. No change to the effective date of the new rent is made by the Tribunal.

Decision and effective start date

19 The starting date of the new rent of £2,150 pcm to be levied is from and including 1 April 2026.

20 **Although the landlord is not obliged to charge this rent and may charge a significantly lower rent as a result of their own choice, policy, or governmental regulation; they may not charge more than this figure. Otherwise any further reduction in this figure on what is levied, is a matter between the parties, only.**

Chairman N Martindale FRICS Date 7 August 2026

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 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 decision to the person making the application (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rule 2013).

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.

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