	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**LON/00BK/MRA/2026/0411**
Property	**Flat 2, 1 Dorset St, London, W1U 4EE**
Tenant	**Brian Coulter and Bronwyn Johnston**
Tenant's Representative	**In Person**
Landlord	**Brimican Investments Ltd**
Landlord's Address	**Ground Floor, 19 Margaret St, London, W1W 8RR**
Landlord's Representative	**In House**
Date of Application	**29 August 2026**
Type of Application	**Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Mr A Harris LLM FRICS** **Mr M Lynch**
Date of Decision	**29 October 2026**
Rent Determined	**£4485.00 per calendar month**
Date the new rent takes effect	**4 November 2026**

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REASONS FOR THE DECISION

Background

1. On 9 June 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £4766.67 per calendar month (pcm) in place of the existing rent of £4058.51 pcm to take effect from 4 September 2026.

2. On 29 August 2026, under Section 13(4)(a) and s14(A3) 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 assured tenancy is a statutory periodic tenancy from 1 May 2026 under the Renters Rights Act 2025. The rental period is monthly on the 4th of the month.

Allocation of Repairs between Landlord and Tenant.

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

Furniture provided by Landlord

5. The flat is unfurnished but has some carpets. The kitchen is fully fitted.

Liability for Council Tax

6. The Tenants are responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Hearing

7. 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

8. The Tribunal did not inspect but made use of photographs and a floor plan.

9. The Property is a first floor, purpose built flat, offering the following accommodation:

Kitchen/dining room, reception room, bedroom with ensuite bathroom, 2 bedrooms with ensuite shower rooms

Outside: balcony

The Property benefits from central heating

The Property is situated in the centre of Marylebone close to shops and public transport.

Evidence

The parties completed the relevant MR1 (tenant), MR2 (landlord) and MR3 (tenant's reply).

The Tenant.

10. The Tenant set out a reasoned case for relying on Hinde St as the best evidence. The re has been some water damage from a leak in the flat above which was outside the Landlord's control. Some attention is necessary to decoration.

11. In terms of rental evidence, the Tenant had provided the following:

Hinde St	£ 4,300.00	pcm	3 bed 3 bath let agreed after short marketing period LL says off the market no photos or details
Dorset House Gloucester Pl	£ 5,000.00	pcm	3 bed 3 bath added 10/7/26 24 hr porter
Luxborough St	£15,167.00	pcm	3 bed 3 bath not relevant
Broadley Terr	£ 4,500.00	pcm	let agreed smaller but better amenities 24 hr porter gym pool sauna and parking space private terrace and gardens
Farley Court Allsop Place	£ 4,600.00	pcm	let agreed recent refurb porter/concierge

The Landlord

12. The following comparables were provided by the Landlord:

Maybury Ct	£ 4,996.00	pcm	3 bed 2 bath smaller , no photos or details. T says block has porter, gym and gardens
78 Macready House	£ 4,801.33	pcm	let mid july 3 bed 3 bath no photos or details
Dorset House	£ 5,000.00	pcm	3 bed 3 bath no photos or details.

Determination and Valuation

13. With the exception of the property situated in Luxborough St, the Tribunal considers the comparables provided by the Tenant carry greater weight. The tribunal places the greatest weight on the evidence from Broadley Terrace and Farley Court. Hinde St carries less weight as there are no internal photograph or details. The Landlord says the agent can't confirm the letting. The tribunal places little weight on the Landlords comparables as they are unsupported by any letting details or photographs.

14. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the parties, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £4600.00 pcm. This is the rent we would expect the property to let for in the open market if it was in the condition the market would expect.

15. From this level of rent, the Tribunal has made adjustments in relation to the following:

    a) Water staining
    b) No recent decoration

    The full valuation is shown below:

		PCM
AST Market rent		£ 4,600.00
less condition	2.5%	-£ 115.00
Market Rent		**£ 4,485.00**

Decision

16. Therefore, the Tribunal determines the market rent at £4485.00 per calendar month with effect from 4 November 2026.

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.