FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00AW/MRA/2026/0255**
Property	**:**	**56 Princedale Road** **London W11 4NL**
Applicant	**:**	**Markus Taraba (Tenant)**
Representative	**:**	**None**
Respondent	**:**	**Thomas Pocklington Trust (Landlord)**
Representative	**:**	**Cluttons LLP (Agent)**
Date of Application	**:**	**5 August 2026**
Type of Application	**:**	**Determination of a Market Rent sections 13 &14 Housing Act 1988**
Tribunal Members	**:**	**Martindale FRICS** **Dhanani**
Date of Decision	**:**	**4 November 2026**
Rent Determined	**:**	**£6000 per calendar month**
Date of new rent start	**:**	**14 November 2026**

REASONS FOR DECISION

Background

1 A landlord's notice FORM 4A, dated 12 June 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £6176.62 per calendar month in replacing a passing rent of £5827 pcm, with effect from 14 August 2026.

© CROWN COPYRIGHT 2013

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 furniture included. Landlord's white goods and a variety of other fixed floor finishes and coverings assumed.

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. There was no oral hearing.

Property

9 There was no inspection. The Property is a mid terrace c.1850's house. Rendered front wall at ground level, fair faced brick walls to first and second floor. Flat or butterfly roof behind a low parapet wall. Front elevation appears to be in good condition (Google Streetview September 2024).

10 The accommodation is: Ground floor – 2 living rooms, kitchen/diner, utility, wc.. First floor - 2 bedrooms bathroom/ shower/ wc. Second floor – 2 bedrooms bathroom/ shower/ wc/. Small courtyard at rear, small yard fenced to front. There is gas fired central space and water heating and single glazed double hung sash windows. Floor area reported as 178m2 over 3 levels.

11 There is no off road parking and on road parking restrictions. Few of the original houses appear to have been sub-divided nearby. The Property is in a long established residential street in RB Kensington and Chelsea.

Evidence

12 The Tribunal received completed Form MR1 of 5 August 2026 from the tenant, with the landlord's notice in Form 4a. Later the reply Form MR2 came from the landlord. Both documents providing some additional background to the Property and the letting. We did not receive form MR3. The Tribunal is grateful for such information as was provided by one or both of the parties. There was no oral hearing.

Tenant

13 The tenant did not contest the form and/or content of the landlord's S.13 Notice but did challenge the new rent. The tenant felt that the rent should stay at £5827 pcm. The tenants included some photographs, mainly of the Property interior. They reported a minor issue with a wc.

14 The tenants referred to details of comparables, let/ to let locally, which included: 1. Pembroke Road W11 maisonette, 4 bedrooms 3 bathrooms 147m2 with roof terrace to let at £5001 pcm. 2. Treadgate St. W11 house 3 bedrooms 3 bathrooms 157m2 to let at £6000 pcm. 3. Poplar Grove W11 modern house 3 bedrooms 3 bathrooms 189 m2 with roof terrace to let at £4950 pcm. 4. Addison Bridge Place W11 house 3 bedrooms 3 bathrooms to let at £6250 pcm.

Landlord

15 The landlord's agent contested the tenants figure of £5827 pcm and still considered the proposed figure of increase, justified. They dismissed the minor issue with the wc. They referred to several properties let or to let locally at much higher figures and referred in their written text to a house to let in the same road, at some £12,000 pcm. The landlord's agent provided a schedule with some 10 or so entries of presumably comparable properties. Unfortunately the text was too small and indistinct and could not be read by the Tribunal.

Law

16 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

17 From the Tribunal's own general knowledge of market rent levels in RB Kensington and Chelsea having regard for the tenant's comparables, for a Property of this type and location, it determines that the subject Property would let on normal Assured Periodic Tenancy (APT) terms, for £6000 pcm, fully fitted and in good order. This is the rent we would expect the Property to let for in the open market, if it was in the same condition as comparable properties including landlord's white goods and floor coverings.

18 The Tribunal noted that the Property had not experienced any defects or shortcomings compared with other properties, sufficient to justify any end allowance from this figure. The Tribunal determines the new market rent at £6000 pcm.

Undue Hardship

19 Where undue hardship were shown then at most, the start date for the new rent could be delayed by a Tribunal up to 2 months, effective from the beginning of the next rent period following. Allowance for hardship from the rent increase, was not sought by the tenant in their application and there was no supporting documentation to consider further. No change to the effective date of the new rent is made by the Tribunal.

Decision and effective start date

20 The new rent of £6000 pcm is to be levied from and including the start date of the next rent period falling due, which is 14 November 2026.

21 **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 4 November 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).