FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00BJ/MRA/2026/0295**
Property	**:**	**Flat 704 Fladgate House, 4 Circus Road West, Nine Elms London SW11 8EU**
Applicant	**:**	**Jeroen Sibia & Emma Cox (Tenants)**
Representative	**:**	**(None)**
Respondent	**:**	**Robert Goodman Tatyana Goodman (Landlords)**
Representative	**:**	**Battersea Power Station Estates Ltd. (Agent)**
Date of Application	**:**	**12 August 2026**
Type of Application	**:**	**Determination of a Market Rent sections 13 &14 Housing Act 1988**
Tribunal Members	**:**	**N. Martindale FRICS A. Onigbode**
Date of Decision	**:**	**9 November 2026**
Rent Determined	**:**	**£3300 per calendar month**
Date of new rent start	**:**	**12 November 2026**

REASONS FOR DECISION

Background

1 A landlord's notice, dated 6 April 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £3600 per calendar month replacing a passing rent said to be of £3300 pcm by the tenant, with effect from 22 August 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 before the start date.

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 Furniture, none. Landlord floor finishes and white goods 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 hearing.

Property

9 There was no inspection. The Property consists of a seventh floor flat in a large purpose built block of flats of between 6 and 12No. levels plus any basement (the Building). (Google Streetview May 2020). The adjacent areas of Nine Elms have been substantially redeveloped for residential uses particularly post 2000.

10 The Building is of steel, board panel infill and double glazed sealed window openings. The Building roof appears to be flat. The exterior appears to be in fair to good condition from photographs supplied. There are multiple levels of accommodation in the Building and many other flats. There is are communal hallways, landings, stairs and lifts.

11 The Property has a living room, kitchen, bedroom, shower room/wc. A floor plan that might be of the Property, floor area unconfirmed.

Evidence

12 The Tribunal received completed Form MR1 of 12 August 2026, with the landlord's notice.. The tenant's Form MR3 of counter representations was not received. Form MR2 was received from the landlord by the Tribunal. The Tribunal is grateful for such information in the Forms with attachments as were provided by one or both of the parties.

Tenant

13 The tenant did not contest the form or content of the landlord's Notice but, did contest the new rent and felt it should be £3300 pcm per MR1. The floor area was 702ft2 (per landlord's agent); or 656ft2 (per tenant and EPC).

14 The tenants comparables (some offered by the landlord's agent as well as by others) showed a range of rents for other similar studio flats to let in the Building, at £3358 pcm; each space at 667ft2, 695ft2, 614ft2 and 615 ft2 respectively. It was unclear where they were specifically located. They all appeared furnished unlike the Property which was unfurnished.

Landlord

15 The landlord's agent referred to a number of flats let in 2026. Some were the same as the tenants comparables it appeared and others in adjacent or similar nearby blocks.

16 The landlord continued to dispute the floor area of the Property. The local studio flats were shown (all furnished ?) including those in Fladgate House of: Flats No.s 1204, 1604, 604, 304, 305, 404 at £3700, £3600, £3525, £3200, £3600 and £3500 pcm.

Law

17 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.

Validity

18 The tenant did not question the validity of the landlord's notice.

Valuation

19 From the Tribunal's own general knowledge of market rent levels in the London Borough of Wandsworth, for a Property of this type and location, being a modern purpose block, it determines that the subject Property would let on normal Assured Periodic Tenancy (APT) terms, for £3300 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.

20 The Tribunal was disappointed that an apparently single managing agent of many, perhaps of most if not the whole of the Building, was unable to provide a focussed coherent presentation of the flats in, rents sought and achieved, particularly as it was they who initiated a rent increase at the Property earlier in 2026. The materials provided were not persuasive in supporting the increase sought.

21 The Property did not suffer from any particular disadvantages that could justify a specific end allowance from the starting rent. The Tribunal determines the new market rent at £3300 pcm.

Undue Hardship

22 At most, the start date for the new rent could be delayed by a Tribunal by up to 2 months, effective from the beginning of the next rent period following, if undue hardship were shown by the tenant. The Tribunal cannot reduce the market rent level itself. Allowance for hardship from this increase in the rent was not sought by the tenant in their application. There were no supporting documents. No change to the effective date of the new rent is made by the Tribunal.

Decision and effective start date

23 The new rent of £3300 pcm is to be levied from the next rent date after the date of this decision, which will be 12 November 2026.

24 **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, is a matter between the parties, only.**

Chairman N Martindale FRICS Date 9 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).