FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00BJ/MRA/2026/0317**
Property	**:**	**Flat 73 Jacquard Apartments** **11 Courthouse Way** **Wandsworth London SW18 4PQ,**
Applicant	**:**	**Pavlos Ratis** **Nektaria Dentsa (Tenants)**
Representative	**:**	**(None)**
Respondent	**:**	**GLP 3 Propco Ltd. (Landlord)**
Representative	**:**	**Right Now Residential (Agent)**
Date of Application	**:**	**14 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	**:**	**11 November 2026**
Rent Determined	**:**	**£2750 per calendar month**
Date of new rent start	**:**	**25 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 £2900 per calendar month replacing a passing rent said to be of £2400 pcm by the tenant, with effect from 25 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's provision of floor finishes and white goods is 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 thirteenth floor flat in a large purpose built block of flats (the Building). (Google Streetview July 2022). The surrounding areas of Wandsworth have been substantially redeveloped mainly for residential uses, 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 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, 2 bedrooms, 1 bathroom room/wc. Floor area reported to be 76m2.

Evidence

12 The Tribunal received completed Form MR1 of 14 August 2026, with the landlord's notice.. The tenant's Form MR3 of counter representations was 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 £2500 pcm per MR1. The comparables provided showed a range of rents for other similar 2 bedroom flats ranging from £2500 to £2600 pcm nearby in for example Copperlight Apartments Omega Way of some 65m2 and in Smugglers Way of 80m2. The tenant challenged one particular landlord's comparable, within their MR3, seeking to draw a distinction between the landlord's key comparable in Georgette Apartments and the Property.

14 The tenant also referred to historic damage to a ceiling from a water leak and unexpected power cuts, all of which were prior to the valuation date.

Landlord

15 The landlord set out and addressed the tenants comparables, in some additional detail:

16 *"**1. Omega Building**– £2,600 pcm • Approximately 65 m²—11 m² smaller than 73 Jacquard. • No parking. • No balcony. • Approximately 22 years old, compared with Jacquard's six years. • No major park directly outside or internal children's playground. • Approximately 12 minutes from Southside, compared with four minutes from Jacquard. • Third-floor position, compared with 73 Jacquard's elevated 13th-floor position*

17 ***2. Riverside West**– Portico– £2,500 pcm • No allocated parking specified. • No evidence of a major park directly outside or an internal children's playground. • Older building than Jacquard. • Council Tax Band F—approximately £200 more annually than Jacquard's Band E. • Advertisement removed.*

18 ***3. Copperlight Apartments**– £2,600 pcm • Approximately 60 m²—16 m² smaller than 73 Jacquard. • Approximately 12–13 years old, compared with Jacquard's six years. • Approximately 15 minutes' walk to the nearest station, compared with eight minutes from Jacquard. • No evidence of a major park directly outside or an internal children's playground. • Council Tax Band F—approximately £200 more annually than Jacquard's Band E.*

19 ***4. Riverside West– Whitegates**– £2,650 pcm • Floor area unspecified; comparable size unconfirmed. • No evidence of a major park directly outside or an internal children's playground. • Older building than Jacquard. • Council Tax Band F—approximately £200 more annually than Jacquard's Band E."*

20 The landlord referred to the Property as follows: *"**73 Jacquard Apartments**, 11 Courthouse Way, London, SW18 4PQ Unit type Two bedroom, one bathroom, 75.99 sq m / 818 sq ft, floors 12 to 19 (developer Type 11) Net internal area 75.99 sq m / 818 sq ft (landlord's unit records) Floor Thirteenth floor (of nineteen) Outside space Private balcony, 3.91m x 1.36m Parking No parking space Furnishing Let unfurnished, with white goods Building services Building concierge, not a 24-hour service. Communal cycle store. No gym, swimming pool, co working space or communal dining. Lift access. Underfloor heating and double glazing. Tenancy commenced 25 October 2025."*

21 The landlord's comparables are set out: *"**1 35 Witham House**, 13 Enterprise Way (The Filaments) 784-34 £2,850-86 £2,764 LET-completed letting, time-adjusted, 1 Sep 2025. **2 Rams Quarter**, Wandsworth n/s-£2,925-100 £2,825 Let agreed, 24 Aug 2026. **3 Discovery House**, Battersea Reach (4th floor) 855 +37 £3,000-110 £2,890 Let agreed, 5 Aug 2026. **4 41 Georgette Apartments**, 21 Courthouse Way, SW18 4PR 904 +86 £2,900-£2,900 ACHIEVED-executed agreement, 7 Sep 2026*

22 The landlord concluded that the Property is: *"An apartment of 818 sq ft. The landlord relies on four transacted comparables, restated onto this apartment's basis, which give a mean of £2,845 per calendar month and a median of £2,858. The lead comparable is a completed letting in the same development: **41 Georgette Apartments** was let at £2,900 per calendar month under an executed assured periodic tenancy dated 7 September 2026, on a floor area of 904 sq ft confirmed by the Energy Performance Certificate."* And: *"The whole field of nineteen transacted lettings from which the four comparables were drawn is set out at section 6, with the twelve properties excluded and the reasons. On the evidence as a whole the open market rent of the subject property at 25 October 2026 is £2,850 per calendar month."*

Law

23 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

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

Valuation

25 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 £2750 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.

26 The Tribunal found that there were no particular factors at the property for which an end allowance was justified. The Tribunal determines the new market rent at £2750 pcm.

Undue Hardship

27 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

28 The new rent of £2750 pcm is to be levied from the next rent date after the date of this decision, which will be 25 November 2026.

29 **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 11 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).