FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00BK/MRA/2026/0316**
Property	**:**	**Flat 1, 38 Denbigh St. London SW1V 2ER**
Applicant	**:**	**Ludmilla Matthews (Tenant)**
Representative	**:**	**Emily Laughland**
Respondent	**:**	**Timothy Maitland Tracey Maitland (Landlords)**
Representative	**:**	**Foxtons (Agent)**
Date of Application	**:**	**15 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	**:**	**£2600 per calendar month**
Date of new rent start	**:**	**3 December 2026**

REASONS FOR DECISION

Background

1 A landlord's notice FORM 4A, dated 19 June 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £2600 per calendar month in replacing a passing rent of £2383.28 pcm, with effect from 3 September 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 Furniture included. 2 beds, dining table, chair, book case, built in wardrobe. Landlord's white goods and a variety of other fixed floor finishes and coverings.

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 located within a much larger 1850's former terraced family house, the Building, long since converted into many self contained flats spread over 5 levels plus any basement. The Property is on the ground floor. Double pitched tiled main roof to the Building. Front elevation rendered and painted white, appears to be in good condition (Google Streetview October 2025).

10 The accommodation is at ground floor with 2 bedrooms, living room, kitchen, bathroom, wc. The space heating is electrical (storage heaters) as is water heating. Single glazed double hung sash windows. Floor area is said to be 54m2.

11 There is no off road parking and on road parking restrictions. It is set in very established residential streets of similar aged and sized mainly former pre 20th Century houses, now mostly subdivided into multiple self contained flats. There is small scale ground floor retail/office use nearby. It's in the very central location of Pimlico, City of Westminster.

Evidence

12 The Tribunal received completed Form MR1 of 15 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 also received form MR3. 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 and/or content of the landlord's S.13 Notice but did challenge the new rent. The tenant felt that the rent should fall to £2250 pcm. The tenants included some photographs, mainly of the Property interior.

14 The tenants referenced the high ceilings, the poor insulation and single glazing of windows making it hard to heat with the storage heater provision said to be insufficient. Heating of water had been very weak nearer the start of the tenancy but that had eventually been remedied. Flooring was generally finished to carpet but, the tenant had to clean it at the start and it still remained damaged. The bathroom and kitchen had an older specification.

15 The tenants did not make specific reference to properties let or to let.

Landlord

16 The landlord's agent contested the tenants request for a rent reduction.

17 The landlord referred to 68No. two bedroom flats in the SW1V area. These averaged around £3250 pcm. Then in more detail to 9No. two bedroom flats mostly conversions from larger older houses, and closer to the Property location. Those rents ranged from £2700 to £3250 pcm. As a check they provided a unit price monthly rent breakdown. The lowest of these rates was around £50/m2 pcm, which if applied to this Property of some 54m2 showed a rent of £2700 pcm.

Law

18 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

19 From the Tribunal's own general knowledge of market rent levels in the City of Westminster having regard to the landlord comparables and representations from both parties, for a Property of this type and location, it determines that the subject Property would let on normal Assured Periodic Tenancy (APT) terms, for £2600 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 found that the Property had no particular failings sufficient to justify an end allowance from this figure. The Tribunal determines the new market rent at £2600 pcm.

Undue Hardship

21 If 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

22 The new rent of £2600 pcm is to be levied from and including the start date of the next rent period falling due, which is 3 December 2026.

23 **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 the sum levied, is 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).