FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00BK/MRA/2026/0209**
Property	**:**	**172 Bickenhall Mansions Bickenhall Street London W1U 6BU**
Applicant	**:**	**Hamid Alqumairi (Tenant)**
Representative	**:**	**None**
Respondent	**:**	**Sadegei Al-Janabi (Landlord)**
Representative	**:**	**PMP Enterprise Ltd (Agent)**
Date of Application	**:**	**30 July 2026**
Type of Application	**:**	**Determination of a Market Rent sections 13 &14 Housing Act 1988**
Tribunal Members	**:**	**N. Martindale FRICS S. Dhanani**
Date of Decision	**:**	**5 November 202 (revised 12.11.2026. Rule 50)**
Rent Determined	**:**	**£3000 per calendar month**
Date of new rent start	**:**	**21 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 £3000 per calendar month in replacing a passing rent of £2750 pcm, with effect from 21 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. Hot water and central heating costs are included in the rent.

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 an oral hearing, both parties represented.

Property

9 There was no inspection. The Property is in a much larger 1870's mansion block (the Building) of purpose built flats. Fair faced brickwork, ornate reveals, at most of the 5 floor levels, basement, ground first second third. Double pitched tiled main and secondary roofs to the Building. Front elevation appears to be in good condition (Google Streetview November 2020).

10 The accommodation is at third floor with internal stairs to the accommodation, 2 bedrooms, living room, kitchen, bathroom/wc. There is central space and water heating (the cost included in the rent) and single glazed double hung sash windows. Floor area is not reported.

11 There is no off road parking and on road parking restrictions. It is set in very established residential streets of similar aged sized and arranged mansion blocks in RB Kensington and Chelsea.

Evidence

12 The Tribunal received completed Form MR1 of 30 July 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 stay at £2750 - £2800 pcm. The tenants included some photographs, mainly of the Property interior.

14 The tenants referenced the presence of an internal staircase from the front door to the accommodation inside their flat. Flooring was finished to timber or carpet with tiles in kitchen and bathroom. The bathroom and kitchen had an older specification. Ventilation in the flat was poor. The tenant asked for their application fee to be refunded by the landlord if the new rent was found to be below the landlord's figure.

15 The tenants referred to details of comparable flats, let/ to let locally, which included: 1. Carburton St W1W 2 bed, at £2800 pcm. 2. Albany St. NW1 2 bed, at £2750 pcm. 3. Swallowfield Regents Park Estate NW1, 2 bed, at £2816 pcm. There was no information on whether those rents included space and water heating too.

Landlord

16 The landlord's agent contested the tenants figure of £2750 pcm. The landlord regarded all 3No. of the tenants comparable flats located in or near to public housing estates. The landlord instead referred to other properties that they felt were in a more comparable location to the Property which ranged from £2950 to £3400 pcm, including: 1. Chiltern St. W1V 2 beds, at £3400 pcm. 2. Montague Row W1V 2beds at £3400 pcm. 3. Melente Street W1V, 2 beds at £3100 pcm. 4. 169 Bickenhall Mansions (same as Property block), 2 beds at £3250 from June 2026. There was no information on whether those rents included space and water heating too. The landlord confirmed that No.169 would receive space and water heating within that rental figure. The tenant observed that that kitchen fittings were newer there was wooden flooring and space heating worked, in No.169.

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.

Valuation

18 From the Tribunal's own general knowledge of market rent levels in the City of Westminster having regard for both parties 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 £3250 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.

19 The Tribunal noted that the Property had almost no space heating (the cost of which was included in the rent) and an older kitchen than No.169 (in the same Building) were sufficient to justify an end allowance from this figure of £250 pcm. The Tribunal determines the new market rent at £3000 pcm.

Undue Hardship

20 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

21 The new rent of £3000 pcm is to be levied from and including the start date of the next rent period falling due, which is 21 November 2026.

22 **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 5 November 2026**
(revised 12 November 2026
Under FtT Rule 50 (slip rule))

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).