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|  | **FIRST - TIER TRIBUNAL**<br>**PROPERTY CHAMBER**<br>**(RESIDENTIAL PROPERTY)** |
| **Case Reference** | **LON/00AH/MRA/2026/0204** |
| **Property** | **Flat 154 Tennyson Apartments, 1 Saffron Central Square, Croydon, CRO 2FX** |
| **Tenant** | **Lara Santos and Temidayo Ibraheem** |
| **Tenant's Representative** | **None** |
| **Landlord** | **GLP Propco Ltd** |
| **Landlord's Address** | **C/O Right Now Residential Limited** |
| **Landlord's Representative** | **Right Now Residential Limited** |
| **Date of Application** | **29 July 2026** |
| **Type of Application** | **Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988** |
| **Tribunal Members** | **R Waterhouse FRICS**<br>**M Lynch** |
| **Date of Decision** | **4 November 2026** |
| **Rent Determined** | **£1850.00 per calendar month** |
| **Date of Valuation** | **15 August 2026** |
| **Date the new rent takes effect** | **15 November 2026** |

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## REASONS FOR THE DECISION

### Background

1. The Landlord served a notice dated 12 June 2026 under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1850.00 per calendar month(pcm) in place of the existing rent of £1650.00 pcm to take effect from 15 August 2026.

2. On 29 July 2026, under Section 14 (A3) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of an open-market rent.

3. The tenancy commenced on 15 December 2022. The rental period is monthly.

### Tenancy provisions

4. Repairs: as per section 11 of the Landlord and Tenant Act 1985. Furniture and services: none provided by the Landlord. Council tax: the Tenant is responsible; the rent is exclusive of council tax and utilities. There is no evidence that the tenancy under which the rent is to be determined has provisions that are not generally expected within tenancies of comparable properties.

### Hearing

5. Neither party requested an oral hearing. The Tribunal has considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise.

### The Property

6. The Property is a two-bedroom, two bathrooms, living room/kitchen flat located on the 11th floor of a purpose-built block of flats. The Property is let unfurnished and has underfloor heating, with carpet and wood flooring. The Tenant's photographs show a modern fitted kitchen with integrated appliances, and the living room and bedrooms in good decorative order. The Tenant reported no disrepair and no tenant's improvements.

### Evidence

7. The Tenant completed the MR1 application form. The Landlord did not file an MR2 response, so no MR3 reply from the Tenant was required.

The Tenant

8. The Tenant proposed a rent of £1700 pcm. In support, the Tenant gave a web link to an OpenRent listing for a two-bedroom flat in Saffron Central Square, said to show the agreed lettings value of nearby properties, but without stating the rent, the date or any details of that flat. The Tenant also provided a screenshot of the OpenRent Rent Calculator showing an estimate of £1770 per month within an estimated range of £1450 to £2030. The Tenant made no complaint about the condition of the Property.

The Landlord

9. The Landlord did not file an MR2 form and provided no comparables. The only figure put forward by the Landlord is the rent of £1850.00 pcm proposed in the notice.

**Determination and Valuation**

10. Under section 14(1) of the Housing Act 1988 (as amended), the Tribunal is required to determine the rent at which the Property might reasonably be expected to let in the open market by a willing Landlord at the beginning of the new period specified in the Landlord's notice. Relevant Tenant improvements or failure of the Tenant to comply with the terms of the tenancy are to be disregarded. Historic issues relating to the tenancy or the personal circumstances of the Landlord are not taken into account. The personal circumstances of the Tenant are only considered if an application for hardship has been made.

11. Relying on its own expertise and general knowledge of rental values in the area, and in the absence of comparables from the Landlord and with only limited evidence from the Tenant, the Tribunal considers that the market rent of the subject Property modernised and in good order would be in the order of £ 1850.00 pcm. The Tenant's evidence is of limited help. The OpenRent Rent Calculator figure is an automated estimate, not evidence of a letting, and its range of £1450 to £2030 is wide; the rent proposed by the Landlord falls within it. The link to an OpenRent listing is not supported by any details in the papers of the rent, the date or the flat concerned. The Property is modern and in good order, no disrepair is alleged and there are no tenant's improvements.

**Decision**

12. The Applicant has cited that a rent increase would produce undue hardship, no substantive evidence has been provided and so the Tribunal determines the new

rent amount at £1850.00 pcm with effect from 15 November 2026 which is the beginning of the first new period of the tenancy which begins on or after the date of the determination.

## APPEAL PROVISIONS

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 after the issue of this statement of reasons (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013) stating the grounds upon which it is intended to rely in the appeal.