	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**LON/00BD/MRA/2026/0355**
Property	**71Worple Way, Richmond, Surrey TW10 6DG**
Tenant	**Ryan Hillary & Sophie Hillary**
Tenant's Representative	**N/A**
Landlord	**Amanda Louise Gooding**
Landlord's Address	**36 Orleans Road, Twickenham, Middlesex, TW1 3BL,**
Landlord's Representative	**The Corporate Letting Company**
Date of Application	**21 August 2026**
Type of Application	**Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Mr D Jagger MRICS** **Mr W Gibbs**
Date of Decision	**11 November 2026**
Rent Determined	**£3,425 per calendar month**
Date the new rent takes effect	**11 November 2026**

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REASONS FOR THE DECISION

Background

1. On 4 June 2026, the Landlord's agent served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of 3,600 per calendar month in place of the existing rent of £3344 per calendar month to take effect from 22 August 2026. This being an increase of £256 which equates to approximately 7.6%.

2. On the 19 August 2026, under Section 13(4)(a) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of a market rent.

3. The tenancy is an assured shorthold tenancy granted to the Tenant by an agreement which commenced on 22 August 2022 for a term of 24 months at a rent of £3000 per month. A copy of the agreement was included within the bundle of evidence. The was renewed on the 22 August 2025 at the current rent of £3344 per month. The rental period is monthly, and this is an assured periodic agreement.

Allocation of Repairs between Landlord and Tenant.

4. As per section 11 of the Landlord and Tenant Act 1985.

5. The Tenant is responsible for internal decoration and for some minor repairs.

Service Charges or furniture provided by Landlord

6. Service charges are not payable by the Tenant for the Property.

7. It is assumed the house is let unfurnished.

8. The rent is exclusive of any charges for utilities

Liability for Council Tax

9. The Tenant is responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Any other terms of the tenancy taken into consideration in determining the rent.

10. None

Inspection/Hearing

11. The parties did not request a 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

12. The property is an extended mid-terrace Victorian house with brick elevations under a pitched and slate roof covering.

13. The accommodation comprises: two bedrooms, living room, kitchen/breakfast room, bathroom, loft room and rear garden. The windows are double glazed, gas central heating, floor coverings and integrated white goods. The property has an EPC Rating of C72 which is above average and a stated floor area of 72m2.

    The Property is located in an established residential area known as "The Alberts" which is in a Conservation Area, convenient to local amenities and Richmond railway station.

Evidence

14. The Tenant and the Landlord provided comprehensive written statements together with helpful photographs and floor plan. The parties produced comparable evidence of recent lettings in the area.

The Tenant.

15. The Tenant made the following comments:

    a) There was rodent infestation at the property which the Tenant had to initially deal with due to a lack of response from the agents. Professional Pest Control contractors provided by the Landlord resolved the issue on the 11 June 2026.
    b) The property was last decorated in 2020/2021, some six years ago.
    c) Two comparable properties are provided by the Tenant in the same road (i) **41 Worple Way, Richmond**, TW10 6DG, let in June 2026 for

£3,000 per calendar month by Antony Roberts. This property is a mid-terrace Victorian cottage, the same property type as the subject. EPC C 69m2 floor area. (ii) **57 Worple Way, Richmond,** TW10 6DG, let at £2,750 per calendar month by Chancellors. This property is a mid-terrace Victorian cottage. The floor area is 49m2

d) Market Data ONS, data confirms the average private rent in Richmond upon Thames was £2,254 per month in January 2026 across all property types. London rental growth is running at 1.4-2% annually. Richmond upon Thames rental growth is 5.2-5.6% annually. The proposed increase of 7.7% significantly exceeds both local and London rental growth rates.

e) On page 104 of the bundle the Tenant provides a schedule of the three comparables in the same road. The applicants' proposed rent of no more than £3,193pcm is £443pcm above the most comparable Band D property (57) and £193pcm above the Band E property in excellent condition (41), despite number 57 offering three bedrooms against the subject property's two bedrooms plus loft room For these reasons, the Tenant proposes a rent £3193, £151 below the current passing rent.

The Landlord

a) The best comparable is **67 Worple Road**. This was let by the agents at £3750 per month. It is stated this is fundamentally an identical house. This was refurbished in 2022/2023

b) A second comparable is a smaller and inferior two bedroom house known as 13 James Cottages let at £3000 per month.

Determination and Valuation

16. Section 14 of the Housing Act 1988 requires the Tribunal to determine the rent at which it considers the Property might reasonably be expected to be let on the open market by a willing landlord under an assured tenancy, on the terms of the subject tenancy other than as to rent, and disregarding the matters set out in section 14(2). Those disregards include any effect on the rent attributable to the fact that the Tenants are sitting tenants, and any increase in value attributable to a relevant improvement carried out by the Tenant.

17. **The Post-May 2026 Framework:** Following the implementation of the Renters' Rights Act on **1 May 2026**, most private tenancies in England automatically converted into or were created as assured periodic tenancies. Under this framework, the Section 13 process is now the only statutory route for a Landlord to implement a rent increase on these tenancies.

Determination and Valuation

18. Relying on its own expert, general knowledge of rental values in the Richmond area together with the comparable evidence provided by the parties the Tribunal considers that the market rental of the subject property modernised and in good condition would be in the order of £3750 per month. This is the rent we would expect the property to let for on the open market, having white goods and floor coverings provided by the Landlord.

19. The Tribunal has considered very carefully the comprehensive evidence provided by the parties, and particularly the Tenant. The task of the Tribunal is complicated by the fact there is a range of £1000 for three similar properties in the same road. (No's 41, 57 and 67.) The Tribunal is of the opinion the "key comparable" is 67 Worple Road which we know was let at £3,750 per month. This house has a similar floor area, but where it differs from the subject is that it has a bedroom on the second floor (loft conversion) with study area. On the first floor, there is stated study/dressing room at the front of the property. In addition, the refurbishment was completed in 2023 and the photographs indicate a superior specification.

20. The Tribunal has considered very carefully this information and usings its own expertise considers that a deduction of £325 should be applied in order to take account of the above matters. It should be noted that this figure cannot be. a simple arithmetical calculation and is not based upon capital costs but is the Tribunal's estimate of the amount by which the rent would need to be reduced to attract a tenant.

    The full valuation is shown below:

Starting Rent		£3,750
Less		
a)	Items given under paragraph 20	£325
Market rent		**£3,425 pcm**

Decision

21. The authority for the Tribunal to set the date when a new rent takes effect now comes from **Section 14(A1)** and the related determination provisions in the

Renters' Rights Act 2025 (which amends the Housing Act 1988). Therefore, the new rent takes effect from the date of this decision. This figure is verified by the data information supplied by the Landlord.

22. The Tribunal determines the market rent at **£3,425** per calendar month with effect from **11 November 2026** being the date of the Tribunal's decision.

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 of 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.