



**FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference : **LON/OOAG/MNR/2025/0684**

Property : **Flat 202 Windsor House, Cumberland
Market, Camden, London NW1 4DE**

Tenant : **Steven Scott**

Landlord : **Peabody Trust**

Representative : **None**

Date of Objection : **6 February 2025**

Type of Application : **Determination of a Market Rent
sections 13 & 14 of the Housing Act
1988**

Tribunal : **Mr D Jagger MRICS**

**Date of Summary
Reasons** : **28 May 2025**

DECISION

**The Tribunal determines a rent of £1,700 per calendar month with
effect from 1 February 2025.**

SUMMARY REASONS

Background

1. On the 23 December 2024 the Landlord served an undated notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,136 per month in place of the existing rent of £1,088 per month to take effect from 23 February 2025.
2. On the 6 February 2025 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 parties did not request a hearing or inspection to determine this matter and the Tribunal agreed with this arrangement and considered this case on the basis of the limited papers provided by the parties with the assistance of Rightmove and Google Maps.

Evidence

4. The Tribunal has received no written evidence or comparable evidence from the parties.

Determination and Valuation

5. Having consideration of our own expert, general knowledge of rental values in the Camden area, we consider that the open market rent for the property in good lettable condition with modern fittings and services would be £1,700 per month.
6. The Tribunal has received no evidence regarding the condition of the property and therefore this rental figure assumes the property has reason fittings with modern services and gas central heating.
7. The Tribunal determines a rent of £1,700 per calendar month.

Decision

8. The Tribunal therefore determined that the rent at which the subject property might reasonably be expected to be let in the open market by a willing Landlord under an assured tenancy in its current condition was £1,700 per calendar month.

9. The Tribunal directs the new rent of £1,700 to take effect on the 23 February 2024. This being the date set out in the Landlord's Notice of increase.

10. It is often the case that market rents are in excess of those that maybe charged by social landlord's as it is a significant part of their remit to provide affordable housing. As such depending on the type of tenancy agreement their calculation of rent is either at a percentage of market rent or by way of index. Comparison is made with the open market rather than limited to other properties which are offered by social housing providers. It is assumed that the landlord will by usual convention of social landlord's not seek to increase the rent proposed in its original notice as a result of this determination.

Chairman: Duncan Jagger MRICS

Date: 28 May 2025

APPEAL PROVISIONS

These summary reasons are provided to give the parties an indication as to how the Tribunal made its decision. If either party wishes to appeal this decision, they should first make a request for full reasons and the details of how to appeal will be set out in the full reasons. Any subsequent application for permission to appeal should be made on Form RP PTA.