



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

Case Reference : **LON/00AG/MNR/2025/0767**

Property : **Flat 6, 3 Jamestown Road, Camden,
London, NW1 7BW**

Tenant : **Ms C Mtasindwe**

Landlord : **Riverside**

Date of Objection : **25 March 2025**

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

Tribunal : **Mr A Harris LLM FRICS FCI Arb**

**Date of Summary
Reasons** : **12 August 2025**

DECISION

The Tribunal determines a rent of £540 per week with effect from 8 February 2025.

SUMMARY REASONS

Background

1. On 6 February 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 168.11 exclusive of services in place of the existing rent of £ 163.70 per week to take effect from 7 April 2025.
2. On 21 March 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. The Tenant's referral was received by the Tribunal on 25 March 2025

Inspection

3. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties.

Evidence

4. The Tribunal has consideration of the written submissions provided by the Tenant. There were no written submissions from the Landlord. No rental evidence was provided by either party.
5. The tenant queried a number of service charge items listed in the notice and accompanying letter. On this application the jurisdiction of the tribunal is to fix a market rent and the tribunal has no jurisdiction over service charges. These must be challenged on an application under s27 A of the Landlord and Tenant Act 1985.

Determination and Valuation

6. No comparable evidence has been proved by the parties and the tribunal has relied on of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in the condition and with the amenities the market would expect would be in the region of £600 per week. From this level of rent we have made adjustments in relation to:
 - a. No central heating , carpets, curtains or white goods.

7. The full valuation is shown below:

		PW	
AST Market rent		£	600.00
less condition/terms	10.0%	-£	60.00
		£	540.00

8. The Tribunal determines a rent of £540 per week

9. Decision

10. 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 was £540 per week.
11. The Tribunal directs the new rent of £540 to take effect on [6 February 2025 This being the date as set out in the Landlord's Notice of Increase.
12. The tribunal notes that the rent paid by the tenant is a social rent which can only be increased by the rise in the Consumer Prices Index plus 1%. The jurisdiction of the tribunal is limited to finding a market rent and it has no power over the level of a social rent. It is the lower figure of social rent and market rent which is due from the tenant.

Chairman: A Harris

Date: 12 August 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.