



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

Case Reference : **LON/00BE/MNR/2025/0758**

Property : **26 Peace Court, Harmony Place,
Southwark, SE1 5TR**

Tenant : **Gabriella Prempeh**

Landlord : **Peabody**

Type of Application : **Section 13 Housing Act 1988**

Tribunal Members : **Judge Dutton
Ms. M Bygrave**

**Date and venue of
Consideration** : **Paper determination**

**Date of Summary
Reasons** : **26 August 2025**

DECISION

The Tribunal determines a rent of £460 per week with effect from 26 August 2025.

SUMMARY REASONS

Background

1. On 3 March 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £207.41 per week in place of the existing rent of £201.85 per month to take effect from 7 April 2025
2. On 27 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 28 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, which did not refer to any market rent comparable properties but which was centred on hardship and the Landlord's letter accompanying the Notice of Increase.

Determination and Valuation

5. Having consideration of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenable condition would be in the region of £2000 per month or £460 per week. There is no suggestion that the property is in anything other than good condition
7. The Tribunal determines a rent of £2000 per calendar month and this equates to £460 per week, slightly rounded down.

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 was £460 per week.
9. The Tribunal directs the new rent of £460 per week to take effect on 26 August 2025. The Tribunal was satisfied that a starting date of that specified in the Landlord's notice would cause the tenant undue hardship.

Chairman: Judge Dutton

Date: 26 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA.