



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

Case Reference	:	LON/00AZ/MNR/2025/0670
Property	:	Flat 11, Smikle Court, Hatchem Park Mews, New Cross, SE14 5PY
Tenant	:	Leonie Brown
Landlord	:	Nes Foundation Ltd (c/o Harvey and Harvey Ltd)
Type of Application	:	Section 13 Housing Act 1988
Tribunal Members	:	Mr O Dowty MRICS Mr N Miller
Date and venue of Consideration	:	21 July 2025 – 10 Alfred Place, London, WC1E 7LR
Date of Summary Reasons	:	3 September 2025

DECISION

The Tribunal determines a rent of £1,800 per calendar month with effect from 23 January 2025.

SUMMARY REASONS

Background

1. On 25 November 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,800 per month in place of the existing rent of £1,300 per month to take effect from 23 January 2025.
2. On 18 January 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 the same day.

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 and the Landlord.

Determination and Valuation

5. Having consideration of the comparable evidence proved by the parties and 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 £1,800 per calendar month.

6. We have made no adjustments from that level of rent as none of the submissions of the parties suggest to us that any would be appropriate.

Decision

7. 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 £1,800 per calendar month.

8. The Tribunal directs the new rent of £1,800 to take effect on 23 January 2025; this being the date as set out in the Landlord's Notice of Increase.

Chairman: Mr O Dowty MRICS

Date: 3 September 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.