



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

Case Reference : **LON/00AY/MNR/2025/0836**

Property : **Ground Floor Flat, 2 Tenham Avenue,
Streatham Hill, London SW2 4XR**

Tenant : **Paul Newman**

Landlord : **Dorrington Housing Ltd**

Date of Objection : **23 May 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** : **15 September 2025**

DECISION

The Tribunal determines a rent of £900 per calendar month with effect from 15 September 2025.

SUMMARY REASONS

Background

1. On 8 May 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 1000.00 in place of the existing rent of £ 880.00 per month to take effect from 9 June 2025.
2. On 23 May 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 27 May 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 considered the written submissions provided by the Tenant and the Landlord.

Determination and Valuation

5. No rental comparable evidence was provided by the parties. The tribunal therefore relied on its 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 £1800.00 per calendar month. From this level of rent we have made adjustments in relation to:

Limited central heating with surface run pipework
Dated kitchen
Dated bathroom
Limited power sockets
No carpets, curtains or white goods apart from a cooker

The tribunal took no account of the decoration which is the tenants responsibility.

6. The full valuation is shown below:

		PCM
AST Market rent		£ 1,800.00
less condition/terms	50.0%	<u>-£ 900.00</u>
		£ 900.00

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 in its current condition under an assured tenancy was £900 per calendar month.

9. The Tribunal directs the new rent of £900.00 per month to take effect on 15 September 2025. The tenant is in receipt of Housing Benefit and the tribunal was satisfied that a starting date of that specified in the Landlord's notice would cause the tenant undue hardship.

Chairman: A Harris

Date: 15 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 subsequent application for permission to appeal should be made on Form RP PTA.