



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

Case Reference : **LON/00AF/MNR/2025/0685**

Property : **92 Southlands Road, Bromley, BR2
9QS**

Tenant : **Felicity Koranteng, Hemmings
Koranteng & Leticia Harding**

Landlord : **Sonya Tebbutt**

Representative : **Mark Hart Real Estate**

Date of Objection : **7 February 2025**

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

Tribunal : **Mr D Jagger MRICS
Mr O Miller**

**Date of Summary
Reasons** : **7 October 2025**

DECISION

**The Tribunal determines a rent of £2,400 per calendar month with
effect from 10 February 2025.**

SUMMARY REASONS

Background

1. The Landlord served a notice under Section 13(2) of the Housing Act 1988 dated 6 February 2025 which proposed a new rent of £2,600 per month in place of the existing rent of £1,200 per month to take effect from 10 February 2025. This being an increase of £1,400 per month

2. On the 7 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. On the 24 July 2025, the Tribunal determined that it has jurisdiction to make a decision in the matter and the case was set down for consideration following the issue of further directions.

4 Following correspondence from the Tribunal, the landlord confirmed the tenants vacated the property on the 28 May 2025 and possession was obtained following a court order and the Landlord confirmed that she wished the Tribunal to proceed to determine the application. This request was agreed to by the Tribunal.

3. The parties did not request a hearing to determine this matter and the Tribunal agreed with this arrangement. The parties, however requested an inspection which was undertaken on the 7 October 2025. Therefore, this case was considered on the basis of the inspection, the papers provided by the parties with the assistance of Rightmove and Google Maps.

Evidence

4. The Tribunal has received a completed statement from the parties together with submissions in connection with the history of the tenant's occupation. The parties did not provide any evidence in connection with comparable rental evidence in the area.

The Inspection

5 The property was inspected on the 7 October 2025 in the presence of the landlord's agent. The property was vacant, and it is confirmed the tenant vacated the house on the 30 May 2025 following a court order.

Determination and Valuation

6. Therefore, having consideration of the written evidence provided by the parties and the Tribunal's own expert, general knowledge of rental values in the Bromley area, we consider that the open market rent for the property in

good lettable condition with modern fittings and services would be £2,600 per month. This is based upon the configuration of the rooms, the

7. The Tribunal considered the submissions from the parties and based upon the inspection we consider a deduction of **£200** per month should be applied to take into account the configuration of rooms, the slightly dated fittings and the small rear garden. This reduces the rental figure to **£2,400** per month. It should be noted that this figure cannot be a simple arithmetical calculation and is not based on capital costs but is the Tribunal's estimate of the amount by which the rent would need to be reduced to attract a tenant.

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 £2,400 per calendar month.

9. The Tribunal directs the new rent of £2,400 per month to take effect on the 10 February 2025. This being the date in the Landlord's notice.

Chairman: Duncan Jagger MRICS

Date: 7 October 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.