



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

Case Reference : **LON/00BK/MNR/2025/0753**

Property : **36 Bessborough Place, London
SW1V 3SG**

Tenant : **Mark Anthony Gerrard**

Landlord : **Peabody Trust**

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

Tribunal Members : **Judge Dutton
Mr K Ridgeway MRICS**

**Date and venue of
Consideration** : **Paper determination on 12
August 2025**

**Date of Summary
Reasons** : **13 August 2025**

DECISION

**The Tribunal determines a rent of £1,500 per calendar month with
effect from 1 May 2025**

SUMMARY REASONS

Background

1. On 27 February 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,330.25 in place of the existing rent of £ 1,289 per month to take effect from 1 May 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 24 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 and has noted the letter from Peabody advising that their view was that the market rent was £1800 but was reduced by 80% to the figure of £1,440 but further reduced to £1,330.25 as a result of the cap placed upon it by Peabody.
5. Mr Gerrard sent in an undated written submission the contents of which we have noted.

Determination and Valuation

6. Having consideration of the comparable evidence proved by the tenant and of our own expert, general knowledge of rental values in the area, we consider that the open market rent for a one bedroomed property in good tenantable condition be in the region of £1800 per calendar month. From this level of rent we have made adjustments in relation to the location of the property in the building (basement with limited natural light) and conclude that an open market rent for this property would be in the region of £1,500 per month.
7. The property is let on the terms of an AST with no real obligations on the tenant's behalf save as set out in the agreement. We therefore do not consider there would be any further deductions to make.
8. The Tribunal determines a rent of £1500 per calendar month.

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 £1,500 per calendar month/week.
9. The Tribunal directs the new rent of £1,500 to take effect on 1 May 2025, there being no evidence of undue hardship on the tenant's behalf. This being the date as set out in the Landlord's Notice of Increase

Chairman: Judge Dutton

Date: 13 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.