



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

Case Reference : **LON/00AW/MNR/2025/0869**

Property : **Flat 6, 165 Cromwell Road, London
SW5 0SQ**

Tenant : **Alina Nagimova**

Representative : **Sandhu & Shah Solicitors**

Landlord : **Ms Fiona Ford**

Representative : **Irwin Mitchell LLP**

Date of Objection : **18 June 2025**

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

Tribunal : **Mr D Jagger MRICS**

**Date of Summary
Reasons** : **10 November 2025**

DECISION

**The Tribunal determines a rent of £1,900 per calendar month with
effect from 1 July 2025.**

SUMMARY REASONS

Background

1. The Landlord served a notice under Section 13(2) of the Housing Act 1988 dated 21 May 2025 which proposed a new rent of £2,250 per month in place of the existing rent of £1,700 per month to take effect from 1 July 2025. This being an increase of £400 per month
2. On the 18 June 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 17 September 2025, the Tribunal prepared Directions for the conduct of the case.
4. The parties did not request a hearing or an inspection to determine this matter and the Tribunal agreed with this arrangement. Therefore, this case was considered on the basis of the papers provided by the parties with the assistance of Rightmove and Google Maps.

Evidence

5. The Tribunal has received completed witness statements from both the Tenant and the Landlord which included helpful photographs together with various reports and a letter from John D Wood dated 6 October 2025. The parties also provided evidence in connection with comparable rentals in the area.

Determination and Valuation

6. Having consideration of the evidence provided by the parties and our own expert, general knowledge of rental values in the Earls Court Road area, we consider that the open market rent for the property in good lettable condition with modern fittings and services would be £2,300 per month.
7. The Tribunal received substantial submissions from the parties regarding the condition of the property, using its own expertise and this evidence, we consider a deduction of **£400** per month should be applied to take into account the penetrating damp and mould, the basic secondary glazed windows on a very noisy road, the second floor location without a lift, cracking to wall and ceiling plaster and dated kitchen fittings. This reduces the rental figure to **£1,900** 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 £1,900 per calendar month.

9. The Tribunal directs the new rent of £1,900 per month to take effect on the 1 July 2025. This being the date in the Landlord's notice.

Chairman: Duncan Jagger MRICS

Date: 10 November 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.