



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

Case Reference	:	LON/00AY/MNR/2025/0874
Property	:	Flat B, 96 Dalyell Road, Brixton, London, SW9 9UP
Tenant	:	Ms Deepa Soheila
Landlord	:	Mrs Gita De Sparham
Type of Application	:	Section 13 Housing Act 1988
Tribunal Members	:	Mr O Dowty MRICS Mr L Packer
Date and venue of Consideration	:	27 October 2025 – 10 Alfred Place, London, WC1E 7LR
Date of Summary Reasons	:	2 December 2025

DECISION

The Tribunal determines a rent of £1,300 per calendar month with effect from 6 July 2025.

SUMMARY REASONS

Background

1. On 2 June 2025 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 6 July 2025.

2. On 24 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. The Tenant's referral was received by the Tribunal on 27 June 2025.

Inspection

3. The Tribunal has carried out an inspection of the property on 27 October 2025.

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 evidence provided 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 tenantable condition would be in the region of £1,700 per calendar month. From this level of rent, we have made adjustments in relation to:

- Damp and mould at the property
- The kitchen being below the standard that would be expected in the market
- The general condition of the property otherwise

6. The full valuation is shown below:

Market Rent	£1,700.00	Per Month
LESS 15% Damp and Mould	-£255.00	
LESS 2.5% Kitchen	-£42.50	
LESS 5% General Condition	-£85.00	
Total	£1,317.50	
SAY	£1,300	Per Month

7. The Tribunal determines a rent of £1,300 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 £1,300 per calendar month.
9. The Tribunal directs the new rent of £1,300 to take effect on 6 July 2025; This being the date as set out in the Landlord's Notice of Increase.

Chairman: Mr O Dowty MRICS

Date: 2 December 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.