



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

Case Reference : **LON/00BK/MNR/2025/0773**

Property : **210 Ashmore Road, Private
Entrance, Flat A, Marban Road,
London W9 3DD**

Tenant : **Miss Maria Celina Smith**

Landlord : **Sovereign Network Group**

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

Tribunal Members : **Mrs S Phillips MRICS**

**Date and venue of
Consideration** : **22 December 2025
10 Alfred Place, London**

**Date of Summary
Reasons** : **22 December 2025**

DECISION

The Tribunal determines a rent of £412.50 per calendar week with effect from 7 April 2025.

SUMMARY REASONS

Background

1. On 10 February 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £158.14 per week in place of the existing rent of £153.98 per week to take effect from 7 Apr 2025.
2. On 29 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 31 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 the Landlord.

Determination and Valuation

5. Having consideration 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 £550 per calendar week. From this level of rent, we have made adjustments in relation to the rodent issue, lack of white goods, curtains and carpets.
6. The full valuation is shown below:

Market Rent		per calendar week
		£550.00
<i>Less</i>		
Lack of provision of white goods) 5%	
Lack of provision of curtains & carpets) 5%	
Rodent issue) 15%	
		<u>£137.50</u>
		£412.50

7. The Tribunal determines a rent of £412.50 per calendar week.

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 £412.50 per calendar week.
9. The Tribunal directs the new rent of £412.50 to take effect on 7 April 2025. This being the date as set out in the Landlord's Notice of Increase. There were no submissions or evidence provided to substantiate a claim of hardship from the Tenant.
10. We should comment that the rent fixed by the Tribunal is the maximum rent and the Landlord may not charge a rent above that figure. However, in many cases when the Landlord is a Registered Social Landlord, the rent charged may be significantly less than the rent fixed by the Tribunal. Indeed, the Landlord seems to be seeking a rent of £158.14 which is significantly below the rent determined by the Tribunal.

Chairman: Mrs S Phillips MRICS

Date: 22 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.