FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00AZ/MNR/2025/1016**
Property	**:**	**73b Sydenham Road Sydenham SE26 5EZ**
Applicant	**:**	**Miss Yushi Yang (Tenant)**
Representative	**:**	**None**
Respondent	**:**	**Grandprop Ltd (Landlord)**
Representative	**:**	
Type of Application	**:**	**Section 13(4) Housing Act 1988**
Tribunal Members	**:**	**N Martindale FRICS**
Date and venue of Hearing	**:**	**10 Alfred Place London WC1E 7LR**
Date of Decision	**:**	**3 February 2026**

REASONS FOR DECISION

Background

1 The First Tier Tribunal received an application form dated 16 September 2025 from the tenant of the Property, regarding a notice of increase of rent served by the landlord, under S.13 of the Housing Act 1988 (the Act).

2 The notice, dated 14 August 2025, proposed a new rent of £1,600 per calendar month with effect from and including 17 September 2025. The passing rent was said to be £1,500 per calendar month.

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3 The tenancy is an assured periodic calendar monthly tenancy. A copy of the last tenancy agreement was provided. It was said to have run originally from June 2016.

4 Directions dated 11 December 2025 were issued inviting representations on the substantive issue of the new rent. Neither party requested a hearing. The Tribunal does not routinely carry out inspections.

5 The Tribunal carefully considered and noted such representations as it received from both parties and the location layout size and condition of the Property and other available and let comparable properties nearby.

6 The tenant including several video clips. The Tribunal does not have the facility or time to view such, however the issue of street nuisance adjacent to the Property, for much of each 24-hour period was noted.

Property

7 The Property is single level 1900's flat on the second floor of a 4 level (ground first second and attic) building. Ground floor is retail/ commercial use with residential to upper floors. Access to residential space including the Property is from street level at the front via an enclosed internal shared staircase.

8 The building is within a longer terrace of similarly aged buildings, with retail commercial use on the ground floor and residential over. It was noted from Google Streetview (June 2025) the increase in the number of empty commercial units. The building faces the busy A212 but is near access to Tube and Rail stations within LB Lewisham.

9 Accommodation within the Property is 2 bedrooms, bathroom/ wc, reception room and kitchen. Other than the shared stairwell there is no external or other internal space. There is no parking off or on road. The building is fair faced brick under a double pitched roof finished to tile over. Windows are earlier style PVCu framed double glazed. The heating is not stated. White goods are not mentioned. A wardrobe and bed were provided. Carpets and curtains are also not mentioned. The Tribunal assumes that Property has been let and maintained in fair condition with white goods carpets and curtains.

Law

10 In accordance with the terms of S14 of the Housing Act 1988 we are required to determine the rent at which we consider the property might reasonably be expected to let in the open market, by a willing landlord, under an assured tenancy, on the same terms as the actual tenancy; ignoring any increase in value attributable to tenant's improvements and any decrease in value due to the tenant's failure to comply with any

terms of the tenancy. Thus the Property falls to be valued as it stands; assuming it to be in reasonable internal decorative condition.

Decision

11 Based on the Tribunal's own general knowledge of market rent levels in LB Lewisham determines that the subject Property would let on a normal Assured Shorthold Tenancy (AST) terms, for £1,500 pcm, fully fitted and in good order. This reflects its convenient but busy location away from quieter parts of the Borough nearby. There are no particular issues within the Property to consider and whether to make a deduction for. Some tenants prefer to provide their own furniture; others prefer the landlord to provide same.

12 The new rent will therefore be £1,500 per calendar month with effect from 17 September 2025: That is, it remains unchanged. **The Landlord is not obliged to charge this sum and may charge a significantly lower rent as a result of their own choice, policy, or governmental regulation. They may not however, charge a rent in excess of it.**

Name: N. Martindale FRICS Date: 3 February 2026

Rights of appeal

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the tribunal is required to notify the parties about any right of appeal they may have.

If either party is dissatisfied with this decision, they may apply for permission to appeal to the Upper Tribunal (Lands Chamber) on any point of law arising from this Decision.

Prior to making such an appeal, an application must be made, in writing, to this Tribunal for permission to appeal. Any such application must be made within 28 days of the issue of this decision to the person making the application (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rule 2013).

If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not complying with the 28 day time limit; the tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

The application for permission to appeal must identify the decision of the tribunal to which it relates (i.e., give the date, the property, and the case

number), state the grounds of appeal and state the result the party making the application is seeking.

If the tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).