First-tier Tribunal – Property Chamber **File Ref No.** LON/00BK/MNR/2025/1004

Notice of the Tribunal Decision and Register of Rents under Assured Periodic Tenancies
(Section 14 Determination)

Housing Act 1988 Section 14

Address of Premises	**The Tribunal members were**
Flat 26 Thompson House, 68 Bessborough Place, London SW1 3SJ	Mr D Jagger MRICS Mr O Miller

Landlord	Peabody Trust
Address	45 Westminster Bridge Road, London SE1 7JB
Tenant	Michael Dowden

1. The rent is: £ **1350** **Per** Month **(excluding water rates and council tax but including any amounts in paras 3)**

2. The date the decision takes effect is: 20 November 2025

***3. The amount included for services is not applicable** **Per**

***4. Service charges are not included**

5. Date assured tenancy commenced 20/06/2011

6. Length of the term or rental period Monthly Assured Periodic Tenancy

7. Allocation of liability for repairs In accordance with agreement

8. Furniture provided by landlord or superior landlord

None

9. Description of premises

A purpose-built ground floor flat, accommodation comprises studio room, kitchen, bathroom.

Chairman	**Duncan Jagger MRICS**	**Date of Decision**	**5 February 2026**