

FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case reference	**:**	**LON/00BK/MNR/2025/1004**
Property	**:**	**Flat 26 Thompson House, 68 Bessborough Place, London SW1V 3SJ**
Applicant (Tenant)	**:**	**Mr Michael Dowden**
Representative	**:**	**None**
Respondent (Landlord)	**:**	**Peabody Trust**
Representative	**:**	**None**
Type of application	**:**	**Section 13(4) Housing Act 1988**
Tribunal members	**:**	**Mr D Jagger MRICS** **Mr O Miller**
Hearing Venue	**:**	**10 Alfred Place London WC1E 7LR**
Date of Reasons	**:**	**5 February 2026**

REASONED DECISION

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Decision of the tribunal

(1) Having heard evidence and submissions from the parties, considered all the documentation provided by the tenant, the Tribunal determines that the rent that the property in its current condition as at 20 November 2025 might reasonably be expected to achieve under an assured tenancy is **£1,350 per month.**

Background

1. The tenant has lived in the property as assured periodic tenant since 15 June 2011. at an initial monthly rent of £570 per month.

2. On 23 September 2025 the landlord served a notice pursuant to section 13(2) of the Housing Act 1988 seeking to increase the rent from £1,096 per month to £1,131.07 per month, being an increase of £35.07 per month, effective from 20 November 2025. A letter accompanying the Notice set out the various methods which had been used in capping the rent. One of which was 80% of open market rental value and the lower being a 3% increase in value which represents the proposed increase in rent.

3. By an application dated 20 October 2025, the tenant referred that notice to the Tribunal for a determination of the market rent. The Tribunal issued Directions for the conduct of the matter on 4 December 2025.

4. These reasons address in summary form the key issues raised by the parties. They do not recite each point referred to in submissions but concentrate on those issues which, in the Tribunal's view, are fundamental to the determination.

The Evidence

5. The Tribunal has before it a bundle of evidence which includes a background to the case, the application, the Directions, the tenancy agreement, a completed reply statement on behalf of the tenant. The landlord did not submit any evidence.

The Hearing

6. The hearing was set to take place at 10.45am on the 5 February 2026. At 11am the Tribunal rang the tenant to confirm whether he intended to attend the hearing. Mr Dowden confirmed he had forgotten the date and he was at work and unable to attend. The landlord also did not attend the hearing/

7. The Tribunal did not inspect the property. The property is a purpose built ground floor flat which forms part of a five storey block evidently built around 1980.The building has a pitched and tiled roof and brick elevations. The flat is located within a gated estate of social flats and houses with communal gardens, children's playground and car parking facilities. The block lies close to local amenities and station

8. The accommodation comprises: studio room, kitchen, bathroom/wc. The windows are double glazed units and there is gas central heating. The tenant provided carpets and curtains and white goods were supplied by the landlord.

The Law

9. The rules governing a determination are set out in section 14 of the Housing Act 1988. In particular, the Tribunal is to determine the rent at which the property might reasonably be expected to be let in the open market by a willing landlord under an assured tenancy, subject to disregards in relation to the nature of the tenancy (i.e. it being granted to a "sitting tenant") and any increase or reduction in the value due to the tenant's improvements or failure to comply with the terms of the tenancy. In the absence of any evidence to the contrary, the Tribunal has proceeded on the basis that the landlord is responsible for repairs to the structure, exterior and any installations pursuant to section 11 of the Landlord and Tenant Act 1985 and the tenant for interior decoration.

The Valuation

10. Having carefully considered all the evidence the Tribunal considers that the rent that would be achieved a good marketable condition with reasonably modern kitchen and bathroom fittings, modern services, carpets, curtains and white goods supplied by the landlord would be **£1,600** per month. This figure is based upon the statement provided by the landlord, and a recent letting to "Key Workers at 80% market rent. Together with the Tribunal's professional judgement and experience of rental values in the Pimlico area.

11. Next, the Tribunal needs to adjust that hypothetical rent of £1,600 per month to allow for the benefit of the tenants carpets and curtains and the general condition of the block.

12. The Tribunal has considered very carefully the information provided by the tenant. Using its own expertise, the Tribunal considers that a deduction of **£250** should be applied in order to take account of the above matters. This reduces the figure to **£1,350** per month.

13. It should be noted that this figure cannot be a simple arithmetical calculation and is not based upon capital costs but is the Tribunal's estimate of the amount by which the rent would need to be reduced to attract a tenant.

14. Therefore, the Tribunal directs the new rent of **£1,350 per month** to take effect on the 20 November 2025. This, being the date of the landlord's notice.

15. It is often the case that market rents are in excess of those that maybe charged by social landlord's as it is a significant part of their remit to provide affordable housing. As such depending on the type of tenancy agreement their calculation of rent is either at a percentage of market rent or by way of index. Comparison is made with the open market rather than limited to other properties which are offered by social housing providers. It is assumed that the landlord will by usual convention of social landlord's not seek to increase the rent proposed in its original notice as a result of this determination.

D Jagger MRICS Valuer Chair **5 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 a party wishes to appeal this decision to the Upper Tribunal (Lands Chamber), then a written application for permission must be made to the First-tier Tribunal at the regional office which has been dealing with the case.

The application for permission to appeal must arrive at the regional office within 28 days after the tribunal sends written reasons for the decision to the person making the application.

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).