FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00AD/MNR/2025/1026**
Property	**:**	**67 Rushdene, London, SE2 9RP**
Tenant	**:**	**Ms Obianuju Onwuagba**
Landlord	**:**	**Mr Uchenna Ndu**
Date of Objection	**:**	**7 October 2025**
Type of Application	**:**	**Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal	**:**	**Mr A Harris LLM FRICS** **Mr C Piarroux JP**
Date of Summary Reasons	**:**	**2 March 2026**

DECISION

The Tribunal determines a rent of £1425.00 per calendar month with effect from 31 October 2025.

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SUMMARY REASONS

Background

1. On 29 September 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 2275.00 in place of the existing rent of £ 1400 per month to take effect from 31 October 2025.

2. On 7 October 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 30 October 2025.

Inspection

3. The Tribunal has carried out an inspection of the property on 2 March 2026. Externally the house appears to be in a reasonable state of repair but internally there is considerable evidence of surface dampness and mould which may not entirely be due to repair factors. The kitchen sink is leaking and there were a number of deficiencies in the electrical installation. The kitchen was in poor condition and dated. The windows appear to be double glazed but some of the seals are breaking down. The tenancy includes carpets and curtains but the parties disagree whether white goods are provided.

Evidence

4. The Tribunal has considered the written submissions provided by the Tenant and the Landlord.

Determination and Valuation

5. In the absence of comparable evidence proved by the parties the tribunal has relied on its own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in the condition and with the amenities the market would expect would be in the region of £1900 per calendar month. From this level of rent we have made adjustments in relation to:

The condition of the property and the absence of some white goods

6. The full valuation is shown below:

		PCM	
AST Market rent		£	1,900.00
less condition/terms	25.0%	-£	475.00
		£	1,425.00

Decision

7. 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 £1425.00 per calendar month.

Chairman: A Harris **Date: 2 March 2026**

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 subsequent application for permission to appeal should be made on Form RP PTA.