



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

Case Reference : **LON/00BE/MNR/2025/1061**

Property : **66A Glengarry Road, East Dulwich,
London SE22 8QD**

Tenant : **Purushothama Belludi
Chandrashekar**

Representative : **None**

Landlord : **Jamal Ahmed**

Representative : **None**

Date of Objection : **17 November 2025**

Type of Application : **Determination of a Market Rent
sections 13 & 14 of the Housing Act
1988**

Tribunal : **Mr D Jagger MRICS**

**Date of Summary
Reasons** : **17 March 2026**

DECISION

**The Tribunal determines a rent of £2,300 per calendar month with
effect from 22 November 2025.**

SUMMARY REASONS

Background

1. The Landlord served a notice under Section 13(2) of the Housing Act 1988 dated 24 July 2025 which proposed a new rent of £2,375 per month in place of the existing rent of £2,225 per month to take effect from 22 November 2025. This being an increase of £150 per month
2. On the 17 November 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.
3. The Tribunal prepared Directions for the conduct of the case on the 23 January 2026.
4. The parties did not request a hearing or an inspection to determine this matter and the Tribunal agreed with this arrangement. Therefore, this case was considered on the basis of the evidence provided by the parties with the assistance of Rightmove and Google Maps.

Evidence

5. The Tribunal has not received completed witness statements from both the Tenant and the Landlord. The Landlord provided photographic evidence in connection with the condition of the property and both parties produced schedules of comparable evidence for rental values in the area.

Determination and Valuation

6. Having consideration of the evidence provided by the parties and our own expert, general knowledge of rental values in the East Dulwich area, we consider that the open market rent for the property in good lettable condition with modern fittings and services would be £2,300 per month.
7. The Tribunal considers the converted flat to be in serviceable condition and it was therefore not appropriate to make any deductions for condition.

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 in its current condition was £2,300 per calendar month.
9. The Tribunal directs the new rent of £2,300 per month to take effect on the 22 November 2025. This being the date in the Landlord's notice.

Chairman: Duncan Jagger MRICS

Date: 17 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.