

FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00BK/F77/2026/0057**
Property	**:**	**Flat 9, Block H, Peabody Estate, Vauxhall Bridge Road, London SW1V 1TH**
Tenant	**:**	**Miss De Barros and Mr Martin**
Landlord	**:**	**Peabody Trust**
Date of Objection	**:**	**9 January 2026**
Type of Application	**:**	**Section 70, Rent Act 1977**
Tribunal	**:**	**R Waterhouse FRICS** **Ms Bygrave MRICS**
Date of Decision	**:**	**30 April 2026**

DECISION

The sum of £220.00 per week, will be registered as the fair rent with effect from 30 April 2026, being the date the Tribunal made the Decision.

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Full REASONS

Background

1. The landlord submitted an application, dated 17 November 2025, to register a fair rent of £225.23 including a service charge of £ 23.30 per week. Previous to the application the Rent Officer had registered a fair rent of £143.50 including a service charge of £ 10.91 per week on 5 October 2017.

2. Following the application the Rent Officer registered a fair rent of £219.00 including a service charge of £23.30 per week effective from 5 January 2026. Following an objection from the tenant on 9 January 2026 to the determination of a fair rent by the Rent Officer, the Tribunal has made a determination under the provisions of the Rent Act 1977.

3. Directions were issued on 24 February 2026.

The Property

4. Neither party requested a hearing, but the tenant requested an inspection, and the Tribunal considered this to be proportionate. The property is located on the fourth floor of a purpose-built Block within a complex of Blocks the flat faces the inner courtyard of the development, which has a designated garden and seated area in the middle. The flat has central heating, comprising two rooms, one kitchen, one bathroom with WC. The bathroom which comprises, bath, basin and sink, is dated but functional, there is a functioning extractor fan. The kitchen has fitted units, with oven and hob, all provided by the landlord there is no extractor fan. The tenant has provided the washing machine and fridge freezer. All rooms in the property have double glazing, fitted around 10 years ago, there are gaps between the fitted window and the plaster in many of the windows. The bedroom has evidence of condensation, the wardrobes are supplied by the tenant. The living room has had light fitting replaced recently by the landlord. The flooring and curtains are supplied by the tenant.

Evidence

Submission by the tenant

5. The tenant submitted an objection which centred on the weekly service charge of £23.30, on the basis that the services are not received on a weekly basis.

6. The items that comprise the service charge are;

Service	Amount
Bin hire	0.11
Caretaker	8.57
Cleaning	1.09
Communal Electricity	7.99
Communal Satellite/ Digital TV	0.01

Communal Water supplies/Sewage	0.21
Emergency Light Testing	1.46
Entry Phone	0.56
Grounds Maintenance	0.26
Admin Charge	3.04

Submission by the landlord

7. The landlord has made no submissions to the Tribunal prior to the hearing

Nature of flat to be determined

8. The Tribunal determines that the property the subject of the determination is a one-bedroom flat with an assumed condition that was present at the start of the tenancy other than the landlords' improvements of a new boiler, new windows and the tenants' improvements of flooring. The tenant's improvements being disregarded.

Determination and Valuation

Valuation

9. Neither party requested a hearing, but the tenant requested an inspection. The inspection took place on 30 April 2026.

10. In determining the level of rent for the fair rent, the Tribunal must carry out a valuation under section 70 of the Rent Act 1977 and then an assessment under the Rent Acts (Maximum Fair Rent) Order 1999.The latter assessment is dependent on the inflation rate between the last registered rent and the date of the current determination which is the date of hearing. The Tribunal must then adopt the lower of the two figures as the fair rent to be registered.

11. Having consideration of the comparable evidence proved by the parties and our own expert general knowledge of rental values in the area, the Tribunal adopts the figure of £220.00 per calendar month, for the property described in paragraph 4.

12. From this level of rent we have made adjustments in relation to: (i) terms and conditions of the tenancy that is the tenant is responsible for internal decoration which is more onerous than contemporary tenancies from which the comparables are derived (ii) the condition as at the start of the tenancy compared with the condition of properties in a contemporary letting (iii) the supply of curtains , flooring and white goods and (iv) the tenants responsibility to pay a service charge which the tenants in the wider market under assured shorthold tenancies would not do.

13. The rent determined is inclusive of the service charge. Rental levels before adjustment are derived from those from the wider assured shorthold tenancy market. That wider rental level does not require the tenant to pay service

charge, the service charge in the wider assured shorthold market being paid by the landlord. The rent determined here assumes the inclusion of the service charge, so no change in the service charge impacts on the level of rent determined. The level of rent determined does take into account the nature and condition of the building that within the property sits. The tribunal takes this into account, including but not limited to the communal gardens and these are considered at the date of the determination.

14. The Tribunal has also made an adjustment for scarcity at 20%.

Market Rent	£2200.00 pcm
Less: 20% for (i) to (iv) above; and 20% scarcity	£880.00 pcm
	£1320.00 pcm

This is equivalent to £304.62 per week, rounded to £305.00 per week.

15. The Tribunal determines a rent under section 70 of £305.00 per week which includes within the rent payment of the liability to pay a service charge of £23.30 per week.

Decision

16. The rent calculated under section 70 Rent Act 1977 is £305.00 per week including payment of the service charge of £23.30 per week.

17. The rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999 is £220.00 per week including a service charge of £23.30 per week. The rent calculated under section 70 of the Rent Act 1977 rent is higher than the rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999. Therefore, the Tribunal determines the rent to be registered is £220.00 per week including a service charge of £23.30 per week with effect from 30 April 2026.

Chairman: R Waterhouse FRICS

Date: 30 April 2026

Appeal to the Upper Tribunal

A person wishing to appeal this decision to the Upper Tribunal (Property Chamber) on a point of law must seek permission to do so by making a written application to the First-tier Tribunal at the Regional Office which has been dealing with the case which application must:

a. be received by the said office within 28 days after the Tribunal sends to the person making the application written reasons for the decision.

b. identify the decision of the Tribunal to which it relates, state the grounds of appeal, and state the result the party making the application is seeking.

If the application is not received within the 28 –day time limit, it must include a request for an extension of time and the reason for it not complying with the 28- day time limit; the Tribunal will then decide whether to extend time or not to allow the application for permission to appeal to proceed.