



FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference : LON/00BE/MNR/2026/0175

Property : Flat 22
295b Camberwell New Road
Camberwell
London SE5 0TN

Applicant : Patricia Johnson
Jade Duncan Knight
(Tenants)

Representative : None

Respondent : Hyde Housing Association Ltd.
(Landlord)

Representative : None

Date of Application : Undated

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

Tribunal Members : Mr N. Martindale FRICS
Mr O Miller

Date of Decision : 28 May 2026

Rent Determined : £1800 per calendar month

Date of new rent start : 6 April 2026

REASONS FOR DECISION

Background

- 1 A landlord's notice dated 2 February 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £1348.80 per calendar

month in place of the passing rent of £1158.40 pcm to take effect from 16 April 2026.

- 2 At a date, prior to the effective date, under S.13(4)(a) Housing Act 1988 the tenant referred the landlord's notice proposing a new rent, to the Tribunal for determination.
- 3 The assured tenancy is now calendar monthly periodic.

Allocation of Repairs between Landlord and Tenant

- 4 As per S.11 Landlord and tenant Act 1985.

Landlord's Service Charges and Furniture provided and costs.

- 5 Landlord supplied standard white goods to kitchen and floor coverings in bedrooms hall and living room.

Liability for Council Tax

- 6 Tenant.

Other relevant terms of tenancy

- 7 None

Inspection and Hearing

- 8 An inspection is not routinely carried out. The Tribunal is content that it has sufficient information on the Property, its condition and on comparables, from a combination of the written and photographic representations received and from its own knowledge and specialist expertise.

Property

- 9 There was no inspection. The Property is a 1960's flat purpose built in a Building with 4 levels of similar flats. The Property on the second floor, has 2 bedrooms, living room/ kitchen, bathroom, WC set on 1 level. There are communal internal access areas for 8 flats in each part of the Building, each served by communal stairs and hallways, with small communal external areas and access. There are on street parking restrictions. Access is off a busy local road in an established residential area, with some commercial activity. (Google Streetview April 2025).
- 10 The Property appears to be of modern framed construction with brick wall finishes and what appears to be a main flat roof above. It appears in fair to good condition. There are PVCu double glazed windows and electrical heating.

Evidence

- 11 The Tribunal received completed Form 6 and 1b from the tenant. Form 1a from the landlord was received. The Tribunal is grateful for such information as was provided by one or both of the parties.

Tenant

- 12 The tenant referred to the condition inside the Property and provided some internal photographs. The tenant highlighted a series of minor defects which included: some damp and mould growth to wall surfaces especially around windows, in the bathroom and kitchen, from a lack of air extraction. There were ongoing deficiencies in internal communal lighting and external security to communal areas resulting in fly tipping. There was no WiFi service.
- 13 The tenant also provided a summary of some 9No. 2 bedroom flats said to be let or to let at or around the date of their application preparation. Most were in LB Southwark, where the Property is located, others were not. The rents ranged from £1300 pcm for a flat in Ritchie House, Moodkee St SE16; through Colechurch House SE1 at £1,500 pcm; 159-161 Camberwell Road SE5 at £1600 pcm; and Grove Hill Road SE5 £1660 pcm. While links to each were provided, the Tribunal does not follow links set out in evidence. It is for the party to provide a full copy of the materials that they seek to draw to the Tribunal's attention.
- 14 The tenant did not suggest a new rent. The tenant also referred to Intermediate Market Rents calculated at 80% of a market rent. Any final calculations to reach any chargeable basis other than an open market rent, are a matter for the parties to undertake separately.

Landlord

- 15 The Tribunal received brief representations from the landlord in Form 1a. These included their reference to valuation work completed by their consultants in late 2025 as to the new market rent for the Property.

Law

- 16 In accordance with the terms of S.14 of the Act we are required to determine the rent at which we consider the property might reasonably be expected to let in the open market, by a willing landlord, under an assured tenancy, on the same terms as the actual tenancy; ignoring any increase in value attributable to tenant's improvements and any decrease in value due to the tenant's failure to comply with any terms of the tenancy. Thus the Property falls to be valued as it stands; but assuming that the Property to be in a reasonable internal decorative condition.

Valuation

- 17 The Tribunal finds the tenant's comparables, said to be let or to let around in early 2026, helpful. From these and from the Tribunal's own general knowledge of market rent levels in LB Southwark it determines that the subject Property would let on normal Assured Shorthold Tenancy (AST) terms, for £1900 pcm, fully fitted and in good order. This is the rent we would expect the Property to let for in the open market if it was in the same condition as comparable properties including landlord's white goods carpets and curtains.
- 18 From the representations the Tribunal found that while there were some minor defects at the Property, none was sufficient to justify any deduction from the rent stated above. However it was noted that the Property was provided with electrical storage heaters rather than a gas or oil fired space heating system, a shortcoming for which the Tribunal will make the small allowance of £100 pcm. The new rent is therefore £1800 pcm.

Undue Hardship

- 19 This was not sought by the tenant in their application.

Decision and effective start date

- 20 The starting date of the new rent of £1800 pcm is from and including 6 April 2026.
- 21 Although the landlord is not obliged to charge this rent and may charge a significantly lower rent as a result of their own choice, policy, or governmental regulation; they may not charge more than this figure.

Chairman N Martindale FRICS

Date 28 May 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 either party is dissatisfied with this decision, they may apply for permission to appeal to the Upper Tribunal (Lands Chamber) on any point of law arising from this Decision.

Prior to making such an appeal, an application must be made, in writing, to this Tribunal for permission to appeal. Any such application must be made

within 28 days of the issue of this decision to the person making the application (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rule 2013).

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).