

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AY/MNR/2025/1009
Property	23 Raisbeck Court, 24 Rosendale Road, London, SE21 8DR
Tenant	Anthony Bromhead
Tenant's Representative	Litigant in person
Landlord	Rosendale Properties Limited
Landlord's Representative	KDL Law and Stapleton Long
Date of Application	29 September 2025
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Valuer Chairman Ian Holdsworth FRICS RICS Registered Valuer Tribunal Member Mr N Miller Tribunal Member Mr W Gibbs
Date of Decision	29 May 2026
Rent Determined	£350 per week
Date the new rent takes effect	1st November 2025

REASONS FOR THE DECISION

Background

1. The Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £392.30 per calendar week in place of the existing rent of £346.15 pcm to take effect from 1 November 2025.
2. On 29 September 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.

Allocation of Repairs between Landlord and Tenant.

3. As per section 11 of the Landlord and Tenant Act 1985.

Liability for Council Tax

4. The Tenant are responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Inspection

5. Neither party requested an oral hearing. The Tribunal has considered this case based on an inspection and the papers provided by the parties and its own knowledge and specialist expertise.

The Property

6. The Tribunal carried out an inspection of the Property on 29 May 2026 in the presence of the Tenant and the Landlords' representative, Mr McCarthy AssoRICS.
7. The Property is a second and third floor flat situate in a terraced row of similar styled properties. It offers the following accommodation:

Entrance hallway from stairs, Lounge, Dinning Room, 3 bedrooms, utility Kitchen , bathroom/WC

Outside: Part rear garden and storage area

The Property is situated in an established residential area.

Evidence

8. Both the Tenant and the Landlord returned the Tribunal's Reply forms.

The Tenant.

9. The Tenant made the following comments:

- a) The property has dated internal fittings and suffers from extensive dilapidation.
- b) The gas supply was disconnected in February 2025 with no water heating or cooking facility since this date.

10. In terms of rental evidence, the Tenant had provided no comparables.

The Landlord

11. The following comparables were provided by the Landlord:

- a) Flat 12 28 Raisbeck Court a 2 bedroomed property with approximately 44 m2 area that offers two bedrooms, lounge, kitchen bathroom/wc which was let in January 2026 at £404 pw.
- b) A rental valuation report prepared by Stapletons Long dated 26th March 2026 that gave a rental valuation of £370 per week. It identified extensive dilapidation at the property.

Determination and Valuation

12. The Tribunal has given weight to the recent letting at Flat 12 28 Raisbeck Court. This is a smaller property, so an adjustment is made to reflect the size and additional accommodation. We are cognisant of the rental opinion prepared by Stapleton Long that the property had a rental value of £370 pw as of March 2026.

13. The subject property suffers from extensive dilapidation with dated bathroom and kitchen internal fittings. This is reflected in the rental valuation. At the valuation date it had no gas supply. It was supplied with electric night storage heaters.

14. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Landlord, the Tribunal considers that the

market rental of the subject Property modernised and in good order would be in the order of £500pw. This is the rent we would expect the property to let for in the open market if it was in the same general condition as the comparable properties provided by the landlord but adjusted for size and the facilities provided by those properties.

The full valuation is shown below:

23 Raisbeck Crt 24 Rosendale Rd SE21 8DR				
<i>Market rent calculation in accordance with Housing Act 1988 Section 13</i>				
Market rent		£500.00	per week	
Disregards			Deduction per week	Deduction as %
White goods, furniture and floor coverings provided by tenant assessed at nil rental value			£0.00	0.00%
Dilapidations/Material rental matters				
Defective bathroom/Wc and dated fittings			£25.00	5.00%
Damage to plasterwork on walls and ceiling			£37.50	7.50%
Defective water heater			£37.50	7.50%
Dated kitchen			£50.00	10.00%
	Adjustment total		£150.00	30.00%
Adjusted Market Rent			£350.00	per week

Decision

- Therefore, the Tribunal determines the market rent at **£350 per calendar month with** effect from **1st November 2025**.

APPEAL PROVISIONS

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 statement of reasons (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013) stating the grounds upon which it is intended to rely in the appeal.

