FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	:	**LON/00BB/MNR/2025/1036**
Property	:	**6 Dean Street, London E7 9BJ**
Tenants	:	**Robyn Bedford, Afiya Lennox Zhudi Gao & Aya Stead**
Landlord	:	**Diyan Radev Dimitrov**
Date of Objection	:	**4 November 2025**
Type of Application	:	**Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal	:	**Ian Holdsworth FRICS** **RICS Registered Valuer**
Date of Summary Reasons	:	**24 June 2023**

DECISION

The Tribunal determines a rent of £2850 per calendar month with effect from 5 November 2025.

SUMMARY REASONS

Background

1. On the 29 September 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £3200 in place of the existing rent of £ 2900 per monthto take effect from 5 November 2025.

2. On 4 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. The Tenant's referral was received by the Tribunal on 4 November 2025.

Inspection

3. The Tribunal did not inspect the property but considered this case on the basis of the application provided by the applicant.

Evidence

4. The parties were invited to make submissions. There were no written or other submissions from either of the parties.

Determination and Valuation

5. Having consideration of their general knowledge and experience of rental values in the area, the tribunal consider that the open market rent for the property in its current condition would be in the region of £2,850 per calendar month From this level of rent we have made adjustments to reflect tenant improvements, tenant furniture and floor coverings, dilapidation and obsolescence at the property. None were advised by either party so accordingly no adjustments are made.

6. The full valuation is shown below:

6 Dean Street, London E7 9BJ					
Market rent calculation in accordance with Housing Act 1988 Section 13					
Market rent		£2,850.00	per month		
Disregards			Deduction per month	Deduction as %	
Fully furnished by Landlord			£0.00	0.00%	
Dilapidations/Material rental matters					
None advised			£0.00	0.00%	
	Adjustment total		£0.00	0.00%	
Adjusted Market Rent			£2,850.00	per month	

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 was £2,850 per calendar month.

9. The Tribunal directed the new rent of £2,850 to take effect on 5 November 2025. This being the date as set out in the Landlord's Notice of Increase.

Chairman: Ian B Holdsworth Date: 24 June 2026

APPEAL PROVISIONS

You can only appeal if the First-tier Tribunal decision was wrong on one or more points of law and you must say why the First-tier Tribunal was wrong in law.

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.