



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

Case Reference : **LON/00BE/MNR/2026/0091**

Property : **26, Dekker Road, London. SE21 7DJ**

Tenant : **(1) Andrew Hoffman
(2) Martina Zabel-Hoffman**

Landlord : **The Incorporated Trustees of the
Dulwich Estate**

Type of Application : **Determination of market rent following
a notice of increase served pursuant to
section 13 of the Housing Act 1988**

Date of Application : **27 January 2026**

Tribunal Members : **Judge S.J. Walker
Tribunal Member Mr. N. Powell MRICS**

Date of Order : **6 July 2026**

DECISION

The Tribunal determines a rent of £2,150 per calendar month with effect from 1 February 2026.

SUMMARY REASONS

Background

1. On 26 November 2025 the landlord served a notice under section 13(2) of the Housing Act 1988 which proposed a new rent of £2,250 per month in place of the existing rent of £1,775 per month to take effect from 1 February 2026.
2. On 27 January 2026 the tenants referred the landlord's notice proposing a new rent to the Tribunal for determination of a market rent under section 13(4)(a) of the Housing Act 1988.

Inspection

3. Neither party requested an inspection of the property, and none was carried out.

Evidence

4. The Tribunal has considered the written submissions provided by both the landlord and the tenants. The landlord provided comparables ranging from £1,950 per month, which was a discounted rent due to the fact that the tenants committed to longer fixed term tenancies on renewal, to £2,700 per month for under offer flats. They also provided advice from a letting agent to quote £2,500 per month with a view of achieving a minimum of £2,400 per month. The tenants provided no evidence of comparable properties and did not express a view of rental value.

Determination and Valuation

5. The property comprises a first floor flat with two bedrooms, a living room, bathroom and kitchen and there is a garden.
6. The landlord also provided an inspection report and photographs which showed that the premises are in good general condition, though there is some minor damp and mould which appear to be the result of the tenant's actions.
7. Having considered the comparable evidence provided by the landlord together with our own knowledge of rental values in the area as an expert Tribunal, our view is that the open market rent for the property in its current condition is £2,150 per calendar month.

Effective Date

8. No issue was taken as to the effective date of increase, which was specified as 1 February 2026 in the landlord's notice.

Name: Judge S.J. Walker

Date: 6 July 2026

ANNEX - RIGHTS OF APPEAL

- The Tribunal is required to set out rights of appeal against its decisions by virtue of the rule 36 (2)(c) of the Tribunal Procedure (First-tier Tribunal)(Property Chamber) Rules 2013 and these are set out below.
- If a party wishes to appeal against this decision to the Upper Tribunal (Lands Chamber) then a written application for permission must be made to the First-tier Tribunal at the Regional office which has been dealing with the case.
- The application for permission to appeal must arrive at the Regional office within 28 days after the Tribunal sends written reasons for the decision to the person making the application.
- 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.