



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

Case Reference	:	LON/00BJ/MNR/2026/0158
Property	:	111 Eversleigh Road London SW11 5UY
Applicant	:	Cynthia Thomas (Tenant)
Representative	:	None
Respondent	:	Peabody Trust (Landlord)
Representative	:	None
Date of Application	:	20 February 2026
Type of Application	:	Determination of a Market Rent sections 13 &14 Housing Act 1988
Tribunal Members	:	Mr Neil Martindale FRICS Mr Kaweh Beheshtizadeh
Date of Decision	:	16 July 2026
Rent Determined	:	£2350 per calendar month
Date of new rent start	:	1 April 2026

REASONS FOR DECISION

Background

- 1 A landlord's notice dated 25 January 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £1457.44 pcm in place of the passing rent of £1388.04 pcm to take effect from 1 April 2026.

2 On 20 February 2026 under S.13(4)(a) Housing Act 1988 the tenant referred the landlord's notice proposing a new rent to the Tribunal for determination via completed standard Form 6.

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 None.

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 mid terraced house dating from the 1890's of the conventional style. The Property has 2 bedrooms, living room, kitchen dining room, bathroom/ WC, on 2 levels. There is a small front garden and rear garden. There is no off street parking; on street parking is restricted. The Property is one in a terrace of similar houses. The terrace faces a similar terrace of houses and more modern low rise purpose built flats across the road. It is in a long established residential area. (Google Streetview April 2025).

10 The Property appears to be of traditional construction, fair faced brick. Main roof is double pitched tiled and appears to be in fair condition. There are mostly timber single glazed windows and central heating. There are white goods from the landlord a modern bathroom and kitchen. The tenant has had to replace most of the floor coverings.

Evidence

- 11 The Tribunal received completed Form 6 from the tenant. Form 1a from the landlord was not received. The Tribunal is grateful for such information as was provided by one or both of the parties.

Tenant

- 12 The tenant referred to a series of minor defects that had not been attended to by the landlord, including: excessive mould and damp in bathroom, no working window lock, no extractor fan, no back door lock, kitchen door handle missing, kitchen kick boards and skirting loose, washing machine waste pipe unsuitable, kitchen extractor fan weak, bath not levelled, under stairs cupboard handle broken, front door cannot be locked, crack in door frame, living room windows painted shut, damp in front yard and wall from rainwater runoff, window on stairs damp, bedroom window hole in wall nearby, damp around other window frames, solar panels (to roof) cabling looks untidy, annual ant infestations because of ground floor front wall crumbling from damp.

Landlord

- 13 The Tribunal received no representations from the landlord in Form 1a.

Law

- 14 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

- 15 From the Tribunal's own general knowledge of market rent levels in LB Wandsworth it determines that the subject Property would let on normal Assured Shorthold Tenancy (AST) terms, for £2750 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.
- 16 From the representations the Tribunal found the absence of double glazing in most of the windows, the need for the tenant replace all floor coverings and a long list of minor defects within the Property justified a

significant end allowance. The Tribunal deducts £400 pcm to reflect these shortcomings, leaving the new market rent at £2350 pcm.

Undue Hardship

- 17 A new rent takes effect from the date in the landlords notice. In cases of undue hardship the Tribunal has discretion to fix a later starting date. The tenant did not seek allowance for undue hardship.

Decision and effective start date

- 18 The Tribunal sets the starting date of the new rent of £2350 pcm, from the date in the notice, of 1 April 2026.
- 19 **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 16 July 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).