	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**LON/00BE/MNR/2025/1025**
Property	**10 Tomline House, Union Street, London, SE1 0ET**
Tenant	**Mr Art Terry**
Landlord	**Grainger Southwark Limited**
Landlord's Address	**Citygate, St James Boulevard Newcastle upon Tyne, NE1 4JE**
Date of Application	**30 October 2026**
Type of Application	**Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Mr A Parkinson MRICS** **Ms C Barton MRICS**
Date of Decision	**30 July 2026**
Rent Determined	**£1,619.09**
Date the new rent takes effect	**1 November 2025**

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REASONS FOR THE DECISION

Background

1. On 3 September 2025, the Landlord served a notice dated 27 August 2025 under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,619.09 per calendar month (pcm) in place of the existing rent of £1,499.71 pcm to take effect from 1 November 2025

2. On 30 October 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.

3. The monthly assured tenancy commenced on 1 October 2005. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

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

Services Charges or furniture provided by Landlord (other than carpets and curtain and white goods specified below) and the costs relating to the same.

5. The Tenant is not required to pay any service charges. The property is unfurnished.

Liability for Council Tax

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

Any other terms of the tenancy taken into consideration in determining the rent.

7. The Property is situated on the fourth floor which can only be accessed via stairs as there are no lifts within the block.

Hearing

8. A hearing was held at 10 Alfred Place on 09 July 2026 at 9.45am The Tribunal has considered this case on the basis of the oral hearing and inspection and its own knowledge and specialist expertise.

9. The hearing was attended by the Tenant, Mr Art Terry. The Landlord was notified of the hearing but did not attend.

10. At the hearing Mr Terry explained the improvements that he has undertaken during the course of the tenancy. These improvements include the replacement of the kitchen units, redecoration of the Property throughout including removal of wallpaper and paint to restore original finishes and replacement light fittings.

11. The Tenant has supplied the white goods and window coverings. The floors are predominantly of timber finishes which have been restored by the Tenant.

12. At the hearing Mr Terry acknowledged that rents have increased but stated that adjustments should be made to the rent for the Property to account for the improvements undertaken by the Tenant.

The Property

13. The Tribunal carried out an inspection of the Property on 09 July 2026 in the presence of the Tenant, the Landlord was notified of the inspection but did not attend.

14. The Property is a three bedroom fourth floor flat, offering the following accommodation:

    Sitting room, kitchen, bathroom and three bedrooms.

    Outside: Balcony and communal gardens.

    The Property benefits from double glazing and gas central heating.

    The Property is situated in Southwark with good access to transport and local shops and amenities.

Evidence

15. Only the Tenant returned the Tribunal's Reply form.

16. The Tenant made the following comments:

    a) I have carried out improvements inside the flat including bathroom plumbing toilet and shower repairs and restoration, flooring, curtain rail and curtain repair and restoration. Additionally works to repair and restore the walls and skirting boards as well as funding the cost of electricity, plumbing and pipe repairs.

b) I had to restore the entire kitchen in 2024 without landlord assistance.
c) There is mould and dampness and boiler malfunction.

17. In terms of rental evidence, the Tenant submitted screen shots of three property listings with asking rents of £2,100, £1,850 and offers in excess of £1,600 pcm.

Determination and Valuation

18. The property listings submitted by the Tenant are not considered to be suitable comparable evidence given the locations of the properties and the limited information available within the screen shots.

19. Relying on its own expert, general knowledge of rental values in the area, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the region of £3,000 pcm. This is the rent we would expect the property to let for in the open market if it was prepared to the standard expected of a typical rental property in the area.

20. From this level of rent, adjustments are necessary in relation to the following:

a) The unmodernised kitchen and bathroom (disregarding Tenant improvements).
b) The lease terms and Tenant redecoration obligations.
c) The condition including damp and mould issues.
d) The lack of Landlord furnishings, floor and curtain coverings and white goods.

Decision

21. Given the level of rent in the vicinity of the Property, even when taking into account the elements outlined in a), b), c) and d) above the Landlord proposed rent of £1,619.09 is not considered excessive by the Tribunal.

22. Therefore, the Tribunal determines the market rent at £1,619.09 per calendar month with effect from 1 November 2025; this being the date set out in the Landlord's Notice of Increase.

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.