



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

Case Reference : **LON/OOAY/MNR/2026/0069**

Property : **Flat F1, 14 Exchange Gardens,**
London, SW81DF

Tenant : **Attila Winter**

Landlord : **A2 Dominion Residential Limited**

Date of Objection : **23/12/25**

Type of Application : **Determination of a Market Rent sections 13
& 14 of the Housing Act 1988**

Tribunal : **Judge Shepherd**
Carolyn Barton MRICS

Date of Summary **23rd July 2026**

Reasons :

DECISION

The Tribunal determines a rent of £1688 per calendar month with effect from 1st January 2026.

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SUMMARY REASONS

Background

1. The Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1900 per month in place of the existing rent of £1490 per calendar month to take effect from 1st January 2026.

2. On 23rd December 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.

Inspection

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

Evidence

4. The Tribunal has consideration of the written submissions provided by the Tenant. The tenant complained of various disrepair and sent photos to the Tribunal which we considered. He said there had been stack issues, a window could not be opened, there was some damp on the walls, there had been a rodent infestation and a leak from the bathroom to the kitchen.

Determination and Valuation

5. Having consideration of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenantable condition is £1875 per calendar month. From this level of rent we have made adjustments in relation to:

Disrepair – 10% (£187.50)

Total £1687.50 per month

Rounded to £1688 per month

Decision

8. The Tribunal therefore determines 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 £1688- pcm. This rent takes effect on 1st January 2026.

Chairman: Judge Shepherd

23rd July 2026

APPEAL PROVISIONS

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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA.