



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

Case Reference	:	LON/00AY/MNR/2026/0194
Property	:	Flat 36 52 Bedford Road Lambeth London SW4 7HJ
Applicant	:	Jose Marques (Tenant)
Representative	:	None
Respondent	:	Riverside (Landlord)
Representative	:	None
Date of Application	:	23 March 2026
Type of Application	:	Determination of a Market Rent sections 13 &14 Housing Act 1988
Tribunal Members	:	N. Martindale FRICS S. Dhanani
Date of Decision	:	22 June 2026
Rent Determined	:	£360 per week
Date of new rent start	:	6 April 2026

REASONS FOR DECISION

Background

- 1 A landlord's notice dated 12 February 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £266.05 per week in place of the passing rent of £253.87 per week effective at 6 April 2026.

- 2 At a date, prior to the effective date, under S.13(4)(a) Housing Act 1988 the tenant referred the landlord's notice proposing a new rent, to the Tribunal for determination.
- 3 The assured tenancy is now calendar weekly 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 It is taken that the Landlord supplied standard white goods to kitchen and floor coverings in bedrooms hall and living room.

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 appears to be a 1980's flat possibly a conversion from former offices, though its not clear. The Building of which the Property is part appears to be on 4 levels. We are advised that the Property is on the fourth floor. It is assumed that there is a lift from ground level and that it is surrounded by similar flats in the Building.
- 10 The Property has a bedroom, living room/ kitchen, bathroom, WC set on 1 level of about 50m2 floor area. There are communal internal access areas for this and the other flats in each part of the Building, served by communal stairs and hallways, with small communal external areas and access. There are on street parking restrictions. Access is off a local side road in an establishing residential area, with some former commercial (office) activity declining into residential. (Google Streetview March 2019).

- 11 The Property appears to be of modern framed construction with brick wall finishes and what appears to be a main flat roof above. It appears in fair to good condition. There are metal double glazed windows and it appears, electrical heating.

Evidence

- 12 The Tribunal received completed a version of Form 6 from the tenant. No reply was received from the landlord. The Tribunal is grateful for such information as was provided by one or both of the parties.

Tenant

- 13 The tenant referred to the condition inside the Property and provided some internal photographs. The tenant highlighted a series of minor defects which included: some damp from water leaks, missing defective fire alarms, building works noise from adjacent buildings or parts of the Building, absence of door and window restrictors.
- 14 The tenant proposed a new rent of £200 per week.

Landlord

- 15 The Tribunal received no representations from the landlord.

Law

- 16 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

- 17 The Tribunal finds the tenant's photographs of assistance for the internal condition. From the Tribunal's own general knowledge of market rent levels in LB Lambeth it determines that the subject Property would let on normal Assured Shorthold Tenancy (AST) terms, for £400 per week, 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.
- 18 From the representations the Tribunal found that there were some minor defects at the Property, sufficient to justify a small deduction in the rent above. The property also only had electrical heating rather

than a more conventional wet system gas fired. For these factors the Tribunal makes a small allowance of £40 pw. The new rent is therefore £360 per week.

Undue Hardship

- 19 Though sought there was no evidence of undue hardship something the applicant confirmed in their filed form.

Decision and effective start date

- 20 The starting date of the new rent of £360 per week is from and including 6 April 2026.

- 21 **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 22 June 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).