



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

Case Reference	:	LON/00AY/MNR/2026/0155
Property	:	Flat 10 Langley Mansions Langley Lane London SW8 1TJ
Applicant	:	Christian Nardecchia D.Zawisk (Tenants)
Representative	:	None
Respondent	:	Peabody Trust (Landlord)
Representative	:	None
Date of Application	:	27 February 2026
Type of Application	:	Determination of a Market Rent sections 13 &14 Housing Act 1988
Tribunal Members	:	Mr. N. Martindale FRICS Mr. I. Rakhy
Date of Decision	:	5 August 2026
Rent Determined	:	£2300 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 £1006.26 per calendar

month in place of the passing rent of £958.34 pcm to take effect from 1 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 periodic calendar monthly.

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 No furniture.

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 any photographic representations received and from its own knowledge and specialist expertise.

Property

- 9 There was no inspection. The Property is a second floor flat purpose built, in a Building from the 1900's. The Property has two bedrooms, living room, kitchen, bathroom/wc and a floor area of approximately 70m². It is part of a low rise 5 level Building plus any basement of similar purpose built flats in a block of 10No. There appears to be no lift as is typical of this age of social housing. The Building is in a street of other blocks many more recently constructed. It is near to Vauxhall major rail links. Access to all levels is from a shared central stairwell.
- 10 The road consists of very similar buildings in an established residential area with buildings generally of 3 to 4 levels. There are on street parking restrictions and no off street parking. (Google Streetview July 2024).
- 11 The Building is of traditional brick fair faced external appearance. The main roof over the Building appears to be metal lined mansard roof

containing most of the Fifth level accommodation. The Building seems to be in good to fair order. Windows appear not to be double glazed. There is central heating (space and water).

- 12 The Property is located near to South Lambeth Road, a little way south of Vauxhall, a little further west of The Oval cricket ground.

Evidence

- 13 The Tribunal received completed Form 1 from the tenant. Nothing was received from the landlord. The Tribunal is grateful for such information as was provided by one or both of the parties.

Tenant

- 14 The tenant contested timing of the landlords S.13 Notice. It had been served 1 year and 1 month after the last increase and this was said to be so that the landlord could raise the rent higher, than local restrictions would otherwise limit it.
- 15 The tenant referred to a lease condition requiring their rent to be set at a 'London Affordable Rent'. The tenant referred to terms including 'London Affordable Rents' and an 'Intermediate Rent Contract'. The tenant felt that the rent should be £914.07 pcm. No detailed supporting evidence for the figure was received. There was concern that a market rent or something approaching it, might be levied by the landlord.

Landlord

- 16 No representations were received from the landlord.

Law

- 17 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

- 18 A landlord may issue a notice of rent increase no more frequently than once a year. The Tribunal noted that the landlord had chosen to extend this period to one year and one calendar month. There is nothing in law to prevent this.

- 19 From the Tribunal's own general knowledge of market rent levels in LB Lambeth for a Property of this type and location, it determines that the subject Property would let on normal Assured Periodic Tenancy (APT) terms, for £2300 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 and carpets in the Property.
- 20 There were no particular deficiencies at the property that might give rise to any end allowance on this figure. The Tribunal therefore determines the new market rent at £2300 pcm. How the parties then choose to adjust that rent downwards as actually levied, is a matter between themselves.

Undue Hardship

- 21 Allowance for hardship from this increase in the rent was not sought by the tenant in their application. If it had, the Tribunal could only delay the effective date of the increase up to the date of the hearing at most. No change to the effective date of the new rent is made by the Tribunal.

Decision and effective start date

- 22 The starting date of the new rent of £2300 pcm inclusive to be levied is from and including 1 April 2026.
- 23 **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. Otherwise any further reduction in this figure on what is levied, is a matter between the parties, only.**

Chairman N Martindale FRICS

Date 5 August 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).