

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00BE/MRA/2026/0097
Property	704 Mawes House, 5 Castle Square, London, SE17 1EQ
Tenant	Davide Martinelli
Tenant's Representative	In Person
Landlord	Tribeca Square (Mawes House) 175 Co. Limited
Landlord's Address	c/o Get Living London Limited, 1 East Park Walk, East Village, London, E20 1JL
Landlord's Representative	None
Date of Application	10 July 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr A Harris LLM FRICS Mr W Gibbs
Date of Decision	17 August 2026
Rent Determined	£2350.00 per calendar month
Date the new rent takes effect	19 September 2026

REASONS FOR THE DECISION

Background

1. On 30 June 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2577.92 per calendar month (pcm) in place of the existing rent of £2560.00 pcm to take effect from 19 September 2026.
2. On 10 July 2026, 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 assured tenancy commenced on 19 September 2026 for a term of 1 year. The rental period is monthly on the 19th of the month. The agreement contains a rent review clause under which the rent could be increased each year by reference to the increase in CPI. Rent review clauses have been abolished by s13(4A)(c) of the Housing Act 1988 as amended by the Renters' Rights Act 2025

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

5. The rent includes Wi-Fi.

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. Access to a small shared private courtyard

Inspection/Hearing

8. Neither party requested an oral hearing. The Tribunal has considered this case on the basis the papers provided by the parties and its own knowledge and specialist expertise.
9. The tribunal did not inspect.

The Property

10. The Property is a 7th floor flat, offering the following accommodation:

Bedroom, kitchen/living room, bathroom/wc.

Outside: shared private courtyard

The Property benefits from furnishings: Entrance: 1 console table Bedroom: 1 chest of drawers, 1 wardrobe, 1 bed, 2 bedside tables Kitchen: 1 sofa, 1 coffee table, 1 tv table , kitchen table with chairs

The Property is situated in Elephant and Castle

Evidence

11. The tenant completed form MR1 (tenant). There was no evidence from the landlord.

The Tenant.

12. The Tenant made the following comments:
 - a) Unlike nearby blocks the building has a part time concierge service rather than a 24 hour service.
13. In terms of rental evidence, the Tenant had provided

Blackwood Apartments	£ 2,350.00	pm	furnished available 1/7/26
Sir John Soane Aptmt	£ 2,492.00	pm	available 23/7/26 balcony
Walworth Rd	£ 2,280.00	pm	
Baldwin Point	£ 2,500.00	pm	available 15/7/26 balcony
Tarling House	£ 2,400.00	pm	let agreed. From 2 Sept 26
New Kent Rd	£ 2,396.00	pm	new available 4/9/26 furnished
Walworth Rd	£ 2,250.00	pm	furnished

The Landlord

14. The Landlord submitted no evidence

Determination and Valuation

15. The Tribunal accepts the comparable evidence supplied by the tenant. The two highest rents were said to be superior but even so were below the current rent. The other flats were said to be similar in terms of finishes and facilities
16. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the tenant, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £2350.00 pcm. This is the rent we would expect the property to let for in the open market if it was in the same general condition as the comparable properties.
17. From this level of rent, the Tribunal has made no adjustments.

Market rent

£2350.00 pcm

Decision

18. Therefore, the Tribunal determines the market rent at £2350.00 per calendar month with effect from 19 September 2026.

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.