

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00BE/MRA/2026/0110
Property	Flat 405, 32 Spice Quay Heights, Shad Thames, Southwark, London, SE1 2YL
Tenant	Manish Kumar and Parul Kumar
Tenant's Representative	
Landlord	Spice Quay Investments Limited
Landlord's Address	4/F, Acme Building, 22 Nanking Street, Yaumatei, Kowloon
Landlord's Representative	Propertymade Residential
Date of Application	13 July 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr S Wanderer MRICS – Chair Mr K Ip
Date of Decision	19 August 2026
Rent Determined	£325.00 per calendar month
Date the new rent takes effect	24 August 2026

REASONS FOR THE DECISION

Background

1. On 1 May 2026, the Landlord served a notice under Section 13(2) (as amended) of the Housing Act 1988 which proposed a new rent of £3,900.00 per calendar month (pcm) in place of the existing rent of £3,675.00 pcm to take effect from 24 July 2026.
2. On 13 July 2026, under Section 14 (A3) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of an open-market rent.
3. The tenancy commenced on 24 May 2024. 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 does not pay any service charges. The Property is let 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. N/A.

Hearing

8. Neither party requested an oral hearing. The Tribunal has considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise.

The Property

9. The Property is a 4th floor flat in a purpose-built block providing the following accommodation:

living room, kitchen, WC, 2 bedrooms, 2 bathrooms
Outside: balcony

The Property is situated in Shad Thames, a historic riverside area on the south bank of the Thames adjacent to Tower Bridge.

Evidence

10. The parties completed the relevant MR1 (tenant), MR2 (landlord) and MR3 (tenant's reply) forms.

The Tenant

11. The Tenant submitted that the Property is dated and there is damage to flooring.
12. The Tenant provided the following comparables, submitting that the market rent for the property should be £3,500-3,700 pcm:
 - a. Spice Quay Heights £3,800 pcm
 - b. Horselydown Lane £3,200 pcmLinks to 2 other unidentified comparables were provided, but they were no longer live by the time the Tribunal made its determination.

The Landlord

13. The Landlord addressed the condition issues raised by the Tenant and submitted that repair works for the flooring were recently instructed, the issue not having been brought to the Landlord's attention sooner.
14. The Landlord addressed the Tenant's comparable (a) above, noting that it was some 257 sq ft smaller than the subject Property. The Landlord in turn provided Flat 408 Spice Quay Heights as a more relevant comparable on the basis it is of the same size and specification as the subject Property and is let at £4,075 pcm.
15. In addition, the Landlord provided a Rightmove "Best Price Guide" which referred to 5 comparables within Spice Quay Heights showing rents ranging between £3,800 pcm and £4,100 pcm.

Determination and Valuation

16. The Tribunal considered the comparables provided by both parties and noted that the Tenant's comparable (b) was of less relevance, as it was the only property not located with the subject development.
17. Relying on its own expert, general knowledge of rental values in the area and the comparables provided by the parties, the Tribunal considers that the market rental of the subject Property in good order would be in the order of £4,000.00 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 comparable properties.

18. From this level of rent, the Tribunal has made adjustments in relation to the following:

- a) Relatively dated internal condition.

The Tribunal considered the question of damage to the flooring raised by the Tenant but regards this as minor and not liable to have an impact on rental value beyond that already reflected under a) above. As such, no further adjustments are warranted and the market rent is determined as below.

Starting Rent

£4,000.00 pcm

Less

- a) Items given under a) above £150.00

Market rent

£3,850.00 pcm

Undue hardship

19. The new rent takes effect from the date which is the beginning of the first new period of the tenancy which begins on or after the date of the determination unless that would cause undue hardship to the tenant. In cases of undue hardship, the Tribunal has a discretion to fix a later starting date up to two months after it makes its determination.
20. The Tenant has asked the Tribunal to fix a later starting date in this case. Only very limited information and no supporting evidence was provided as to the Tenant's financial position.
21. Whilst any significant increase in rent will inevitably cause some measure of hardship, in considering whether to exercise its discretion to postpone the rent increase, the question for the Tribunal is whether undue hardship will be caused. In this case, the Tribunal does not consider that a case for undue hardship is established. Accordingly, the effective date of the new rent will not be delayed.

Decision

22. The Tribunal determines the new rent amount at £3,850.00 per calendar month with effect from 24 August 2026 as this is lower than the proposed rent of £3,900.00 per calendar month.

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.