

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00BE/MNR/2026/0536.
Property	105 Vowler House, 10 Ash Road, London SE17 1GH.
Tenant	Patricio Ramon Brown-Martinez.
Tenant's Representative	In person.
Landlord	LRIP E&C H4 Nominee 1 Ltd LRIP E&C H4 Nominee 2 Ltd
Landlord's Address	Lendlease Level 9 5 Merchant Square London W3 1BQ.
Landlord's Representative	Lendlease
Date of Application	12 July 2026.
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Tribunal Judge Hamilton-Farey LLB FRICS. Mr. Ifthaker Rakhy
Date of Decision	24 August 2026.
Rent Determined	£2200.00 per calendar month.
Date the new rent takes effect	13 July 2026.

REASONS FOR THE DECISION

Background

1. On 10 April 2026 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,200.00 per calendar month in place of the existing rent of £2,158.00 per calendar month to take effect from 13 July 2026.
2. On 12 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 tenancy commenced on 19 December 2024 for a term of 24 months.
4. The property is described by the parties as a first floor flat comprising bedroom living room, kitchen and bathroom, with gas central heating, double glazing and laminate flooring.
5. Neither party queried the validity of the landlord's notice.
6. The tenant submitted that the proposed rent was too high and relied on statistics produced by ONS which showed an increase of 2%. On that basis the proposed increase was excessive. The tenant did not provide any evidence of comparable rents on which he wished to rely.
7. The landlord made no submissions in relation to either the tenancy or the rent and did not provide evidence of comparable rents.
8. On 7 July 2026 the tenant wrote to the tribunal to say that he wished to withdraw his appeal against the rent. The tribunal sent him a form for completion and return, but this had not been received by the time the tribunal met to determine the rent. The withdrawal has no effect until the tribunal makes a determination on its effect.
9. The tribunal proceeded.

Determination

10. It appears to the tribunal that the parties have agreed the rent stated on the Notice of Increase. The tenant wished to withdraw their appeal, and nothing

further was heard from the landlord. In the circumstances the tribunal does not make a determination, with the effect that the rent payable from 13 July 2026 will be £2,255.00 as shown on the Notice of Increase.

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.