

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AZ/MRA/2026/0107
Property	Flat 75, Vida House, 50 Trundleys Road, London, SE8 5EJ
Tenant	Denisa Haka
Tenant's Representative	N/A
Landlord	Vida House Limited
Landlord's Address	60 Welbeck Street, London, W1G 9XB, London, W1G 9XB
Landlord's Representative	HCGB Services Limited
Date of Application	10 July 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Member	Mr A Parkinson MRICS Ms A Onigbode
Date of Decision	08 September 2026
Rent Determined	£1,600 per calendar month
Date of Valuation	08 September 2026
Date the new rent takes effect	17 September 2026

REASONS FOR THE DECISION

Background

1. On 14 May 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1,750 per calendar month (pcm) in place of the existing rent of £1,470 pcm to take effect from 17 July 2026.
2. On 10 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 original tenancy commenced on 17 February 2026. 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. There are no service charges for which the tenant is liable.
6. The property is let unfurnished.

Liability for Council Tax

7. The Tenant is responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

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 first floor flat within a modern development, offering the following accommodation:

Property: Living room/kitchen, bathroom and one bedroom.

Outside: Communal garden

The Property benefits from laminate wood floor coverings, double glazed windows and electric heaters.

The Property is situated in SE8 with good access to public transport, shops and local amenities.

Evidence

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

The Tenant

11. The Tenant made the following comments:

- a) Building issues:
 - Broken security – nonfunctioning central CCTV systems and faulty outside building lock which resulted in a large scale gathering of over 200 individuals in May 2026.
 - Systematic parcel and bicycle theft.
 - Unauthorised short-term/Airbnb lets.
 - Failure to address building wide mould and leaks alongside the specific rusty bathtub in my flat (reported on 5th February) which has already cause a physical injury to my daughter.
 - Images supplied to evidence the building issues.
- b) I think the open market rent should be £1,442. According to the latest ONS data for Lewisham (March 2026) the average rent for a one bedroom property is £1,442.
- c) A rent increase must reflect the condition of the property. The rusty bathtub is a breach Decent Homes Standard and Awaab's Law, 2026.
- d) A rent increase will cause me hardship because I am a single mother and sole earner responsible for all rent and outgoings. My financial situation has recently become extremely critical as I was unexpectedly let go by my employer due to sudden corporate funding issues. I am currently without a primary income and searching for a new job. A rent increase of £280 per month would cause immediate financial distress.
- e) I ask the tribunal to make an order requiring the landlord to reimburse the £47 application fee paid.

The Landlord

12. The Landlord's representative made the following comments:

- a) The property is a one bedroom apartment measuring approximately 549 sq ft. It is well presented and located in a desirable residential development benefitting from good transport links and local amenities.
- b) The landlord is currently achieving rents of between £1,650 and £1,750 per calendar month for comparable one bedroom apartments. These lettings demonstrate the current market value being achieved within the development and the surrounding area for properties of a similar size and specification.
- c) The tenant is currently paying £1,470 which is significantly below the current market rent for comparable properties.

13. The Landlord provided screen shots of five Right Move one bedroom flat rental listings in SE8 with asking rents ranging from £1,750 to £1,850 pcm as comparable rental evidence.

The Tenant

14. In response to the Landlord's submissions the Tenant responded as follows:

- a) The landlord claim of 1 bedroom flat rents in the area do not reflect the Property.
- b) The landlord comparables do not reflect the amenities at Vida House.
- c) Asking rents do not reflect realised market rents.
- d) Current market listings in the immediate SE8 postcode demonstrate that typical 1 bedroom flats without luxury concierge services rent between £1,300 and £1,500 pcm.
- e) I dispute the Property is well presented.

Determination and Valuation

15. Under section 14(1) of the Housing Act 1988 (as amended), the Tribunal is required to determine the rent at which the Property might reasonably be expected to let in the open market by a willing Landlord at the beginning of the new period specified in the Landlord's notice. Relevant Tenant improvements or failure of the Tenant to comply with the terms of the tenancy are to be disregarded. Historic issues relating to the tenancy or the personal circumstances of the Landlord are not taken into account. The personal circumstances of the Tenant are only considered if an application for hardship has been made.

16. Relying on its own expertise and general knowledge of rental values in the area, with consideration of the comparables provided by the Landlord and the Tenant the Tribunal considers that the market rent of the subject Property in good condition would be in the order of £1,650.00 pcm. This is the rent we would expect the property to let for in the open market at the valuation date and if it was in the same general condition as comparable properties in the area.
17. From this level of rent, the Tribunal has made adjustments in relation to the following:

- a) Condition including the rusting bath

The valuation is shown below:

Starting Rent	<u>£1,650.00</u> pcm
<u>Less</u>	
a) Items given under a) above	<u>£ 50.00</u>
Open-Market Rent	£1,600.00 pcm

Undue hardship

18. 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.
19. The Tenant has asked the Tribunal to fix a later starting date in this case. The Tenant says they will be caused undue hardship because she is a single mother and sole earner responsible for all rent and outgoings and recently lost her job.
20. The Landlord did not respond to the Tenant's application for postponement due to hardship.
21. The threshold for demonstrating undue hardship is high. The Tenant has not produced any evidence to support their submissions or financial circumstances. On the basis of the evidence provided, the Tribunal considers that for the increase to take effect from the date the Tribunal makes its determination would not cause undue hardship and does not fix a later starting date.

22. The Tribunal determines the new rent amount at £1,600.00 per calendar month with effect from 17 September 2026 which is the beginning of the first new period of the tenancy which begins on or after the date of the determination.

Decision

23. The Tribunal determines the new rent amount at £1,600.00 per calendar month with effect from 17 September 2026 as this is lower than the proposed rent of £1,750.00 per calendar month.

Reimbursement of Fees

24. The Tenant has requested the Tribunal make an Order that the Landlord should reimburse their application fee of £47.00.

After consideration of the parties' submissions and the outcome of the case, the Tribunal Orders the Landlord to refund the Tenant's application fee of £47.00.

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 after 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.