



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

Case Reference	:	LON/00AL/MNR/2026/0191
Property	:	30 Wernbrook St. Plumstead London SE18 7RX
Applicant	:	Donna Marie Spicer (Tenant)
Representative	:	None
Respondent	:	London & Quadrant (Landlord)
Representative	:	Sean Pettit (of Counsel)
Date of Application	:	30 March 2026
Type of Application	:	Determination of a Market Rent sections 13 & 14 Housing Act 1988
Tribunal Members	:	N. Martindale FRICS O. Awotesu
Date of Decision	:	16 September 2026
Rent Determined	:	£450 per week
Date of new rent start	:	6 April 2026

REASONS FOR DECISION

Background

- 1 A landlord's notice dated 28 February 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £182.44 per week in place of the passing rent of £174.08 pw, to take effect from 6 April 2026. There is no service charge.

- 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. It is assumed that the landlord provided the usual white goods in the kitchen and where required, floor coverings.

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 mid terrace house with accommodation on two levels, dating from the late Nineteenth Century located in a Conservation Area. The Property has three bedrooms, living room, dining room, kitchen, ground floor bathroom/ wc and another WC at first floor. There is a small rear garden and a front yard/garden. The Property is an established residential part of Plumstead (Google Streetview June 2025). There are on street parking restrictions and no off street parking.
- 10 The Building is of traditional brick, fair faced, in good condition in external appearance. The main roof over is a double pitched plain tiled roof with hipped bonnet over the front 2 storey bay. Windows and external doors are of timber with single glazing with plastic framed double glazed windows substituted more recently. There is gas fired central space and water heating.

Evidence and Hearing

- 11 The Tribunal received completed Form Rents 1 dated 30 March 2026 and then later Form Rents 1b the final reply from the tenant with some back ground to the tenancy. The Tribunal received Form Rents 1a from the landlord. The tenant included some photographs of the Property. The Tribunal is grateful for such information as was provided by one or both of the parties. The written material was supplemented by attendance of both parties at a video based hearing online, where they were able to explain and clarify points of uncertainty identified by the Tribunal.

Tenant

- 12 The tenant did not contest the validity form or content of the landlords S.13 Notice as confirmed by the applicant at the hearing but, did contest the new rent. The tenant felt that the rent should not increase beyond £174.08 pw. They did not provide any evidence of market based rents.
- 13 The Property had a defective (most likely half brick thick), boundary wall to the back of the rear garden. The foundation had failed in proximity to a nearby tree stump. The wall is apparently about 1.5m high and extends behind the Property and at least 2 other houses adjacent for a total length of 6m. Although reported as defective many times, the landlord had yet to repair this boundary wall at the valuation date. The windows and external doors were timber and single glazed, only but there future plans to replace all windows in plastic (double glazed).
- 14 The tenant complained of slow or the non-repair of defects at the Property by the landlord over several years.

Landlord

- 15 The Tribunal received written representations from the landlord accepting the failure not to replace the windows and doors in double glazed units, nor to rebuild the rear boundary wall. The landlord referred to comparable properties to let or let in nearby roads including: Roydene Road SE18 £427 pw;, Ceres Road SE18 £508 pw and Griffin Road SE18 £554 pw.

Law

- 16 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

- 17 From the Tribunal's own general knowledge of market rent levels in Plumstead, in LB Greenwich for a Property of this type, it determines that the subject Property would let on normal Assured Periodic Tenancy (APT) terms, for £500 pw, 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.
- 18 The Tribunal found that the Property lacked double glazing in most wall openings, the rear boundary wall in disrepair and there was an absence of painting to woodwork. These factors combined reduced the starting market rent by £50 pw. The Tribunal therefore determines the new market rent at £450 pw.

Undue Hardship

- 19 At most, the effective start date for the new rent would be delayed to the date of the decision if undue hardship was found by the Tribunal. Allowance for hardship from this increase in the rent was not sought by the tenant in their application. The Tribunal therefore makes no change to the effective date from that set out in the landlord's notice.

Decision and effective start date

- 20 The starting date of the new rent of £450 pw to be levied is due from and including 6 April 2026.
- 21 **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 16 September 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).