



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

Case Reference	:	LON/00AN/MNR/2026/0152
Property	:	Flat 1 Block G Peabody Estate Lillie Road London SW6 1UR
Applicant	:	Irene van Gendt (Tenant)
Representative	:	None
Respondent	:	Peabody (Landlord)
Representative	:	None
Date of Application	:	9 March 2026
Type of Application	:	Determination of a Market Rent sections 13 & 14 Housing Act 1988
Tribunal Members	:	N. Martindale FRICS A. Onigbode
Date of Decision	:	11 September 2026
Rent Determined	:	£1650 per calendar month
Date of new rent start	:	23 March 2026

REASONS FOR DECISION

Background

- 1 A landlord's notice dated 25 January 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £1677.50 pcm in place of the passing rent of £1525 pcm, to take effect from 23 March 2026.

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 separate service charge. No furniture. Carpets and floor coverings from the landlord. Landlord provided the usual white goods in the kitchen, the cooker oven was not working.

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 located within an established purpose built Edwardian residential block from the 1910's in LB Chelsea & Kensington. The Property is at ground level, has one bedrooms, shower room/ wc, kitchen, living room. There are communal landings stairways and outside yards maintained by the landlord.

10 The Property is located in a large Building – Block G on the extensive Peabody Estate in and around Lillie Road, West Brompton. The Building has residential accommodation on 5 levels.. The locality includes many low to medium rise purpose built housing blocks. (Google Streetview October 2020). There are on street parking restrictions, with some restricted off street parking.

11 The Building is finished to fair faced brickwork in good external condition. The main roof over is largely hidden at ground level.

Window glass appears to be the original or replacement single glazed in timber sash frames. There is gas fired central space and water heating. The kitchen was replaced in the 1980's, the bathroom around 2020. From a document in the public domain the expired EPC, the floor area was stated to be around 36m2: Small, for a one bedroom flat.

Evidence

- 12 The Tribunal received completed Form Rents 1 dated 9 March 2026 from the tenant. The Tribunal is grateful for such information as was provided by one or both of the parties and in particular from attendance at a hearing, that was requested.

Hearing

- 13 The Tribunal held a hearing by video link at 10am on 11 September 2026. The tenant attended. The landlord did not. The tenant was able to elaborate on the materials provided in their prior written representations to the Tribunal.

Tenant

- 14 The tenant did not contest the form or content of the landlords S.13 Notice but, did contest the new rent. In their form the tenant stated that the passing rent was £1525 pcm. The tenant felt that the rent should be between £1240 to £1599 pcm. The tenant referred to rents paid by other tenants to Peabody. It was unclear if these were Regulated tenants paying Fair Rents under the Rent Act 1977 or Intermediate rents.
- 15 The tenant stated that they thought the landlord believed market rents in the area were around £3000 pcm. The tenant considered these were for private flats in better condition and location. The Tenants made no comparison through tabulation of locations and relative offerings for the Tribunal. There was no analysis nor application of those findings to the Property for the Tribunal's reference. The tenant provided some 10No. photographs of the interior showing a Property in fair order in kitchen and bathroom, otherwise good. The kitchen appeared functional but dated, the bathroom modernised.

Landlord

- 16 The Tribunal received no representations or attendance from the landlord.

Law

- 17 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

- 18 From the Tribunal's own general knowledge of market rent levels RB Kensington and Chelsea for a Property of this type, prices vary widely, highly dependent on location, on size, features and services available at each flat and in each Building of which they form part. For this lower tier quality accommodation at this Property in particular, the Tribunal determines that the subject Property would let on normal Assured Periodic Tenancy (APT) terms, for £2000 pcm, fully fitted and in good order.
- 19 The Tribunal did however find the kitchen of a basic nature and the windows were single glazed. For these shortcomings the Tribunal finds that they would reduce the rental value and makes a reduction of £350 pcm. The Tribunal therefore determines the new market rent at £1650 pcm.

Undue Hardship

- 20 At most, the effective start date for the new rent would be delayed to the date of the decision (as the Notice predates the changes made by the Renters Rights Act 2025). Application for an allowance for hardship from this increase in the rent was withdrawn at the hearing by the tenant as their circumstances had changed. No change to the effective date of the new rent is made by the Tribunal.

Decision and effective start date

- 21 The starting date of the new rent of £1650 pcm to be levied is from and including 23 March 2026.
- 22 **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 11 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).