

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00BJ/MNR/2026/0277
Property	24 Tildesley Road, Putney, London, SW15 3AS
Tenant	Silvia Martinez Robles
Tenant's Representative	None
Landlord	Margarida Maria De Abreu Pereira Nascimento
Landlord's Address	Flat 14-127 Kennington Park Road, London, SE11 4JJ
Landlord's Representative	None
Date of Application	5 May 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	R Waterhouse FRICS A Onigbode
Date of Decision	21 September 2026
Rent Determined	£1850.00 per calendar month
Date of Valuation	27 April 2026

Date the new rent takes effect	27 April 2026
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REASONS FOR THE DECISION

Background

1. On 11 February 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1850.00 per calendar month(pcm) in place of the existing rent of £1750.00 pcm to take effect from 27 April 2026.
2. On 5 May 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 27 April 2024. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. In the absence of specific provision in the tenancy on internal and external repair, the tribunal finds section 11 of the Landlord and Tenant Act 1985 applies making the Landlord responsible.

Furnishings and White goods

5. The Landlord supplied the white goods, the property was unfurnished confirmed by the Tenant's application.

Liability for Council Tax and Utilities

6. The Tenant is responsible for the payment of Council Tax and Utilities.

Hearing

7. The Tribunal has considered this case on the basis of an inspection, hearing, the papers provided by the parties and its own knowledge and specialist expertise.

The Property and inspection

8. The Tribunal carried out an inspection of the Property on 21 September 2026 in the presence of the Tenant, the Landlord was notified of the inspection but did not attend.
9. The flat is a ground floor flat, located in one of several blocks built in 1950s adjacent Putney Heath.
10. Property has central heating, and double glazing. Property has a 1980s kitchen and bathroom. Relatively good sized two bedrooms and living room. Property has dated decor, with some fittings shown wear and tear such as entry phone, kitchen. All white goods are the Landlords.
11. The Tribunal notes the condition of the property set out in the Tenant's application at [14/117]. The Tribunal finds the kitchen to be dated, there is a leak under the sink which is causing some of the kitchen cabinet base rail to decay. The kitchen has a recycling hood but not extractor fan. The Tribunal did not see any loose wiring, but the entry phone wire was decayed.
12. The Tenant says the Landlord does not attend to repairs when asked.
13. The Landlord says access is refused for repairs.

Evidence

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

The Tenant

15. The Tenant provided the following nine comparables from Roehampton, one from Windlesham Southfields at £1700 pcm Sw19, one from Horne Way SW15 1JA at 1795pcm. All the comparables are several miles from the subject property and so no weight is attributed to them.
16. The Tenant requests £1600 pcm to be determined.

The Landlord

17. The Landlord did not provide comparable rental evidence. The following comparables were provided by the Landlord:

Determination and Valuation

18. 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.
19. Relying on its own expertise and general knowledge of rental values in the area, the Tribunal considers that the market rent of the subject Property modernised and in good order would be in the order of £2100.00 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 modern contemporary letting quality.
20. The Tribunal has not seen any evidence of the Tenant requesting repairs to be done, nor the Landlord attempting access. In the absence of any information, the Tribunal finds the Tenant has not reported disrepair and that if they were to do so there is no evidence it would not be done.
21. The Tribunal has adjusted the rent to reflect the specification and condition of the property, making a deduction of £250.00 pcm.
22. The rent determined is £1850.00 pcm.

Decision

23. The Tribunal determines the new rent amount at £ 1850.00 pcm with effect from 27 April 2026. There was no application for undue hardship.

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.

