	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**LON/00AZ/MRA/2026/0144**
Property	**Flat 66, Vida House 50 Trundleys Road, London, SE8 5EJ**
Tenant	**Nicolo Pastore & Sara Boreggio**
Tenant's Representative	**In Person**
Landlord	**Vida House Ltd**
Landlord's Address	**60 Welbeck Street, London, W1G 9XB**
Landlord's Representative	**None Authorised**
Date of Application	**29 October 2026**
Type of Application	**Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Mr A Harris LLM FRICS** **Mr M Lynch**
Date of Decision	**29 October 2026**
Rent Determined	**£1600.00 Per Calendar month**
Date the new rent takes effect	**1 November 2026**

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REASONS FOR THE DECISION

Background

1. On 13 May 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1750.00 per calendar month (pcm) in place of the existing rent of £1450.00 pcm to take effect from 1 August 2026.

2. On 19 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 is an assured periodic tenancy under the Housing Act 1988 as amended by the Renters' Rights Act 2025.. The rental period is monthly on the 1st of the month.

Allocation of Repairs between Landlord and Tenant.

4. As per section 11 of the Landlord and Tenant Act 1985.

Furniture provided by Landlord

5. The flat is unfurnished.

Liability for Council Tax

6. The Tenants are responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Hearing

7. 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

8. The Tribunal did not inspect and relied on the photographs provided.

9. The Property is a ground floor flat, offering the following accommodation:

Reception room/kitchen, 1 bedroom and bathroom/wc.

Outside: shared garden

The Property has electric radiators and is double glazed.

The Property is situated close to Surrey Quays and close to public transport and shopping.

Evidence

The parties completed the relevant MR1 (tenant), MR2 (landlord) and MR3 (tenant's reply). However the form submitted on behalf of the Landlord was from HCGB but they have not been authorised by the named Landlord under rule 14(2) of the Tribunal Procedure First-tier Tribunal Property Chamber Rules 2013, as confirmed in the case of Teoh and Patsovska [2025] UKUT 237 (LC).

The Tenant.

10. The Tenant set out the history of previous rent increases. The flat has not been redecorated or refurbished since they took occupation in 2020. The flat is on the ground floor overlooking the communal garden although the standard of maintenance is getting poorer. There are problems with parcel deliveries

11. In terms of rental evidence, the Tenant had provided the following:

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Deptford High St	£ 1,500.00	pcm	1 bed flat available 7/9/26
Basevi Way	£ 1,600.00		1 bed flat available 31/7/26
Yeoman St	£ 1,600.00		1 bed available 7/9/26
Trundleys Rd	£ 1,600.00		1 bed flat reduced 31/3/26 let by LL agent

The Landlord

a) No admissible evidence was submitted on behalf of the Landlord

Determination and Valuation

12. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Tenant, the Tribunal considers that the market rental of the subject Property modernised and in good order with central heating, recently refreshed decoration, and white goods, carpets and curtains provided by

the landlord would be in the order of £1700.00 pcm. This is the rent we would expect the property to let for in the open market if it was in the condition as the market would expect.

13. From this level of rent, the Tribunal has made adjustments in relation to the following:

    a) Electric heating
    b) Poor outlook to fences
    c) Decorative condition

    The full valuation is shown below:

		PCM
AST Market rent		£ 1,700.00
less condition/terms	6.0%	-£ 102.00
		£ 1,598.00
Market rent say		**£1,600**

Decision

14. Therefore, the Tribunal determines the market rent at £1600.00 per calendar month with effect from 1 November 2026 2026., which is the beginning of the first new period of the tenancy which begins on or after the date of the determination. This is lower than the rent of £1,750.00 pcm proposed in the Landlord's notice..

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.