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

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| **Case Reference** | **:** | **LON/00BE/MRA/2026/0229** |
| **Property** | **:** | **67 Whites Grounds Bermondsey London SE1 3JU** |
| **Applicant** | **:** | **Chris Jakeman Thomas Collins (Tenants)** |
| **Representative** | **:** | **None** |
| **Respondent** | **:** | **Andrew Abraham (Landlord)** |
| **Representative** | **:** | **Acorn Property Management (Agent)** |
| **Date of Application** | **:** | **2 August 2026** |
| **Type of Application** | **:** | **Determination of a Market Rent sections 13 &14 Housing Act 1988** |
| **Tribunal Members** | **:** | **N. Martindale FRICS S. Dhanani** |
| **Date of Decision** | **:** | **5 November 2026** |
| **Rent Determined** | **:** | **£1928.08 per calendar month** |
| **Date of new rent start** | **:** | **3 December 2026** |

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**REASONS FOR DECISION**

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## Background

1 A landlord's notice FORM 4A, dated 12 June 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £1928.08 per calendar month in replacing a passing rent of £1785.26 pcm, with effect from 3 August 2026.

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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 Furniture included: 2 beds, dining table and chairs, sofa. Landlord's white goods and a variety of other fixed floor finishes assumed.

**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. There was no oral hearing.

**Property**

9 There was no inspection. The Property is a former Council flat on the ground floor of a 4 level block (the Building) dating from the 1950s. It is near other public housing south of the rail lines entering London Bridge Station and the River Thames, not far from Tower Bridge.

10 Accommodation is at ground level: 2 bedrooms, kitchen, living room. The tenants refer to 2 bathrooms; the landlord to 1 bathroom. Fair faced brickwork, double pitched tiled roof to the Building exterior. Front elevation appears to be in fair to good condition. There is central space and water heating (Google Streetview April 2025).

11 There is no off road parking and on road parking restrictions. It is set in residential streets mainly social housing and commercial rail arches.

**Evidence**

12 The Tribunal received completed Form MR1 of 2 August 2026 from the tenant, with the landlord's notice in Form 4a and a later MR3 largely a

challenge to the landlord's response and re-iteration of earlier material. The Tribunal had reply Form MR2 came from the landlord. Both documents providing some additional background to the Property and the letting. The Tribunal is grateful for such information as was provided by one or both of the parties.

**Tenant**

13 The tenant did not contest the form and/or content of the landlord's S.13 Notice but did challenge the new rent. The tenant felt that the rent should be £1338.94 pcm. The tenants included a some photographs, mainly of the Property interior which showed the flat in use and works to replace a shower. The tenant had referred to 2 bathrooms, though this Council flat would only have had 1 when owned by the Council before it was sold some years ago.

14 There is damp and mould at the flat arising from poor ventilation not helped by its ground floor location where windows needed to be routinely closed for security reasons or if the fixings were broken. The failure of trickle vents (reported) would have made it worse. The tenant referred to various ongoing plumbing problems from the bathroom(s). The tap leak to the kitchen had damaged a worktop and the hob hood air filters were not working. There had been damage to a front door nor a spare key for a cleaner to attend. The washing machine was fed by hot water alone, the bathroom(s) light(s) were defective. Moths had established themselves, damaging personal belongings. A noisy residential neighbour made residency unpleasant.

15 The tenants offered no comparable properties for the Tribunal.

**Landlord**

16 The landlord contested the tenants figure. The landlord provided a schedule of similar former low rise purpose built 2 bedroom 1950's and 1960's Council flats since sold off and now let privately as at the Property. Of these 7No. were within half a mile, another 3No. beyond.

17 The landlord's comparables included 2 bed flats in Bermondsey SE1 at: 1. 52 Tanner St SE1 £2500 pcm let August 2026. 2. 119 Purbeck Estate Tower Bridge Road SE1 £2300 pcm let June 2026. 3. Marks Court St Georges Place SE1 £2400 pcm let July 2026. 4. Hambledon House Manciple St SE1 £2300 pcm let May 2026. 5. 8 Tower Mews SE1 £2400 let June 2026. 6. 86/92 St Georges Road SE1 £2300 pcm let July 2026. The range is from £2300 to £2400 pcm.

**Law**

18 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**

19 The Tribunal determined from the representations that the Property had 1No. bathroom.

20 From the Tribunal's own general knowledge of market rent levels in LB Southwark having regard for the landlord's comparables, for a Property of this type and location, it determines that the subject Property would let on normal Assured Periodic Tenancy (APT) terms, for £2250 pcm, 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 floor coverings.

21 The Tribunal noted that the Property had experienced some defects and shortcomings, as set out above: Some remedied, some longstanding but, sufficient to justify an end allowance from this figure, of £150 pcm. The Tribunal determines the new market rent at £2100 pcm. However the landlord's notice of rent increase caps the rent at £1928.08 pcm.

**Undue Hardship**

22 If undue hardship were shown then at most, the start date for the new rent could be delayed by a Tribunal up to 2 months, effective from the beginning of the next rent period following. Allowance for hardship from the rent increase, was not sought by the tenant in their application and there was no supporting documentation to consider further. No change to the effective date of the new rent is made by the Tribunal.

**Decision and effective start date**

23 The new rent of 1928.08 pcm is to be levied from and including the start date of the next rent period falling due, which is 3 December 2026.

24 **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 5 November 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).