	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**LON/00BE/MRA/2026/0122**
Property	**Flat 21 Buckley Court, 63 Alscot Road, London, SE1 3FQ,**
Tenant	**Mohammed Ahmed & Hania Azhar**
Tenant's Representative	**N/A**
Landlord	**Joseph Portfolio 2 Ltd**
Landlord's Address	**5 Churchill Place, 10th Floor Canary Wharf, London, E145 HU.**
Landlord's Representative	**Joseph Target Ltd trading as Metra Living**
Date of Application	**1 July 2026**
Type of Application	**Determination of a Market Rent section 14 of the Housing Act 1988**
Tribunal Members	**Mr D Jagger MRICS** **Mrs P Ogunfeibo**
Date of Decision	**7 October 2026**
Rent Determined	**£2,420 per calendar month**
Date the new rent takes effect	**14 October 2026**

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REASONS FOR THE DECISION

Background

1. On 14 July 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,420 per calendar month in place of the existing rent of £2,350 per calendar month to take effect from 5 October 2026. This being an increase of £70 (approximately 3%).

2. On 1 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 was an assured shorthold tenancy granted to the Tenants by an agreement dated 5 July 2025 at a rent of £2,350 per calendar month for a term 12 months.

4. The Landlord's notice was served after the 1 May 2026. The Tribunal has accordingly determined this matter in accordance with the Renters' Rights Act 2025.

Allocation of Repairs between Landlord and Tenant

5. As per Section 11 of the Landlord and Tenant Act 1985.

6. The Property is let unfurnished. The Tenants are responsible for internal decoration and for some minor repairs.

Services Charges or furniture provided by Landlord

7. Service charges are not payable by the Tenants for the Property.

8. White goods provided by the Landlord: Fully integrated appliances installed in the kitchen.

9. The rent is exclusive of charges for utilities.

Liability for Council Tax

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

Inspection/Hearing

11. Neither party requested an oral hearing or an inspection of the Property, and both parties agreed to the application being determined without either. 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

The Property is a purpose built third floor flat which forms part of a four storey block built in 2015. The accommodation comprises 2 bedrooms, living room/kitchen, bathroom and balcony. The windows are double glazed and floor coverings were provided. There is gas central heating. The property has an EPC of C which is above average and a floor area of 56m2.

The property has brick elevations under a flat roof covering. The Property is situated close to all amenities and green spaces.

Evidence

12. Both the Tenants and the Landlord returned the Tribunal's reply forms with photographs and comparable evidence of recent lettings in the area.

The Tenant

13. The Tenant made the following comments:

    a) 2 flats to rent on Rightmove and Zoopla confirm a range of rental values from £2000-£2100. (These two properties are not similar to the Property and so only limited weight can be placed on them.)
    b) The block has been subject to ongoing roof works and the associated scaffolding has presented disruption to residents.
    c) The ground floor common parts have been subject to water damage.
    d) The block has been subject to rodent infestation.

The Landlord

14. The Landlord made the following comments:

    a) The comparable evidence for three similar two-bedroom apartments within the same development and demonstrates a rental value of £2,500. Those properties each have an en-suite shower room and a deduction of

£80 has therefore been made to crystalise a rent of the Property at £2,420 because it does not have en-suite facilities.

Determination and Valuation

15. Section 14 of the Housing Act 1988 requires the Tribunal to determine the rent at which it considers the Property might reasonably be expected to be let on the open market by a willing landlord under an assured tenancy, on the terms of the subject tenancy other than as to rent, and disregarding the matters set out in section 14(2). Those disregards include any effect on the rent attributable to the fact that the Tenants are sitting tenants, and any increase in value attributable to a relevant improvement carried out by the Tenants.

16. The Tribunal is grateful to both parties for the evidence they have provided.

The Determination and Valuation

17. The Tribunal prefers the valuation methodology presented by the Landlord and relying on this evidence and its own expert, and general knowledge of rental values in the Bermondsey area the Tribunal considers that the market rental of the subject property modernised and in good condition would be in the order of £2,420 per month. This is the rent we would expect the property to let for in the open market including having white goods and floor coverings provided by the landlord.

18. The Tribunal has considered very carefully the information provided by the Tenants and using its own expertise considers that no deduction should be applied in order to take account of the of the above matters listed above.

Market rent **£2,420 pcm**

Decision

20. The Tribunal determines that the rent at which the property might reasonably be expected to be let on the open market by a willing landlord under an assured tenancy is £2,420 per calendar month, from 14 October 2026, the date set out 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.