



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

Case Reference : **JM/LON/00AH/MNR/2023/0280**

Property : **Flat 13 Moorbeck Court, 74 Albert Road, London, SE25 4JW**

Tenant : **Miss Efeomo Oratokhai**

Landlord : **Holmleigh Homes**

Date of Objection : **19 June 2023**

Type of Application : **Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**

Tribunal : **Ian B Holdsworth FRICS
RICS Registered Valuer 079475**

Date of Summary Reasons : **31 August 2023**

DECISION

The Tribunal determines a rent of £1387.50 per calendar month with effect from 1 July 2023.

SUMMARY REASONS

Background

1. On the 15 May 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,395 in place of the existing rent of £960 per month to take effect from 1 July 2023
2. On 19 June 2023 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.

Inspection

3. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties.

Evidence

4. There were no written submissions from the parties.

Determination and Valuation

5. Having consideration of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in its current condition would be in the region of £1,500 per calendar month. From this level of rent we have made adjustments to reflect tenant improvements, tenant furniture and floor coverings, dilapidation and obsolescence at the property.

6. The full rental valuation is shown below:

flat 13 Moorbeck Ct, 74 Albert Rd, SE25 4JW				
Market rent calculation in accordance with Housing Act 1988 Section 13				
Market rent		£1,500.00	per month	
Disregards			Deduction per month	Deduction as %
Furnished by tenant including floor coverings		£112.50		7.50%
Dilapidations/Material rental matters				
None advised		£0.00		0.00%
	Adjustment total	£112.50		7.50%
Adjusted Market Rent		£1,387.50	per month	

Decision

7. The Tribunal therefore determined that the rent at which the subject property might reasonably be expected to be let in the open market by a willing Landlord under an assured tenancy was **£1387.50 per calendar month**.

8. The Tribunal directed the new rent of £1387.50 to take effect on **1 July 2023**. This being the date as set out in the Landlord's Notice of Increase.

Chairman: Ian B Holdsworth

Date: 31 August 2023

APPEAL PROVISIONS

You can only appeal this rent determination if the First-tier Tribunal decision was wrong on one or more points of law and you must say why the First-tier Tribunal was wrong in law.

These summary reasons are provided to give the parties an indication as to how the Tribunal made its decision.

If either party wishes to appeal this decision, they should first make a request for full reasons and the details of how to appeal will be set out in the full reasons. Any subsequent application for permission to appeal should be made on Form RP PTA.