



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

Case Reference : **JM/LON/00AE/MNR/2023/0227**

Property : **8 Holmstall Avenue, Edgware, HA8
5JG**

Tenant: : **Mr Tariq Al-Fazli
Ms Faten Mijbas**

Landlord : **Mr Tianhua Chen**

Representative : **South London Estates**

Date of Objection : **13 May 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 0079475
Mr Alan Ring**

**Date of Summary
Reasons** : **17 October 2023**

DECISION

**The Tribunal determines a rent of £1875 per calendar month with
effect from 17 October 2023.**

SUMMARY REASONS

Background

1. On 11 May 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2300 in place of the existing rent of £1700 per month to take effect from 3 July 2023.
2. On 13 May 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 has carried out an inspection of the property on 17 October 2023

Evidence

4. The Tribunal has consideration of the written submissions provided by the Tenant and the Landlord.

Determination and Valuation

5. Having consideration of the comparable evidence proved by the parties and 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 £2500 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 valuation is shown below:

8 Holmstall Avenue Edgware HA8 5JG				
<i>Market rent calculation in accordance with Housing Act 1988 Section 13</i>				
Market rent			£2,500.00	per month
Disregards			Deduction per month	Deduction as %
Furnished by tenant			£62.50	2.50%
Dilapidations/Material rental matters				
Dated and damaged kitchen and bathroom fittings			£125.00	5.00%
Failing external decorations			£125.00	5.00%
Extensive mould/dampness to internal wall surfaces			£187.50	7.50%
Rotten external joinery to front and rear			£125.00	5.00%
		Adjustment total	£625.00	25.00%
Adjusted Market Rent			£1,875.00	per month

Decision

8. 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 £1875 per calendar month.

9. The Tribunal directed the new rent of £1875 to take effect on 17 October 2023. The Tribunal was satisfied that a starting date of that specified in the Landlord's notice would cause the tenant undue hardship].

Chairman: Ian B Holdsworth Date: 17 October 2023

APPEAL PROVISIONS

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.

You can only appeal 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.