



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

Case Reference : **TR/LON/00AM/MNR/2023/0337**

Property : **15 Fradel Lodge, 1 Schonfeld Square,
London, N16 0QW**

Tenant : **Abraham Hopstein c/o Hoxton Trust**

Landlord : **Agudas Israel Housing Association**

Date of Objection : **24 July 2023**

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

Tribunal : **Mr A Harris LLM FRICS FCI Arb**

**Date of Summary
Reasons** : **16 October 2023**

DECISION

The Tribunal determines a rent of £441.99 week with effect from 31 July 2023.

SUMMARY REASONS

Background

1. On 30 June 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 441.99 including utilities in place of the existing rent of £ 405 per week to take effect from 31 July 2023.
2. On 24 July 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. The Tenant's referral was received by the Tribunal on 25 July 2023.

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. 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 £400 per calendar week exclusive of utilities. Adding back the utility costs provided by the landlord of £56.60 per week exceeds the rent sought by the landlord.
6. The Tribunal determines a rent of £441.99 per week inclusive of utilities.

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 £441.99 per week inclusive of utilities.
8. The Tribunal directed the new rent of £441.99 to take effect on 31 July 2023 This being the date as set out in the Landlord's Notice of Increase.

Chairman: A Harris

Date: 16 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.