



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

**Case Reference** : **MAM/LON/00AE/MNR/2023/0307**

**Property** : **32 Lea Gardens, Wembley, HA9 7SE**

**Tenant** : **Miss Liliana Preciosa**

**Landlord** : **Amir Janpas**

**Date of Objection** : **7 July 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  
Mr Alan Ring**

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

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**DECISION**

**The Tribunal determines a rent of £1750 per calendar month with effect from 10 July 2023.**

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## SUMMARY REASONS

### Background

1. On 19 May 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1600 per month in place of the existing rent of £1040 per month to take effect from 10 July 2023
2. On 7 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.

### Inspection

3. The Tribunal has carried out an external inspection of the property on 17 October 2023. The tenant failed to attend at the arranged inspection date and time and consequently no internal access was possible.

### 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 £2000 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:

32 Lea Gardens Wembley				
Market rent calculation in accordance with Housing Act 1988 Section 13				
Market rent		£2,000.00	per month	
<b>Disregards</b>			Deduction per month	Deduction as %
Furnishing and White goods by tenant			£100.00	5.00%
<b>Improvements</b>				
Upgraded living room lights and flooring			£50.00	2.50%
<b>Dilapidations/Material rental matters</b>				
Wall surface dampness in lounge and bedroom			£100.00	5.00%
		Adjustment total	£250.00	12.50%
Adjusted Market Rent			£1,750.00	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 is **£1750 per calendar month**.

9. The Tribunal directed the new rent of £1750 per month to take effect on 10 July 2023. This being the date as set out in the Landlord's Notice of Increase

**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.**