



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

**Case Reference** : **HS/LON/00BC/MNR/2023/0331**

**Property** : **283 Chigwell Road, Woodford Green,  
Essex, IG8 8PL**

**Tenant** : **Mr Derek Ronald Kelsey**

**Landlord** : **Grandpex Company Ltd**

**Date of Objection** : **21 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  
Valuer chair**

**Date of Summary  
Reasons** : **7 November 2023**

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**DECISION**

**The Tribunal determines a rent of £960.00 per calendar month with  
effect from 1 September 2023.**

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## SUMMARY REASONS

### Background

1. On 12 July 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 1250 in place of the existing rent of £ 845 per month to take effect from 1 September 2023.
2. On 21 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 21 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. There were no written submissions from the Landlord.

### 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 the condition and with the amenities the market would expect would be in the region of £1600 per calendar month. From this level of rent we have made adjustments in relation to:
  - a. No central heating and gas fires fitted by tenant
  - b. No white goods
  - c. No carpets or curtains.
  - d. Dated kitchen and bathroom fittings

6. The full valuation is shown below:

		PCM
AST Market rent		£ 1,600.00
less condition/terms	40.0%	-£ 640.00
		£ 960.00

### 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 £960 per calendar month.

8. The Tribunal directed the new rent of £960 to take effect on 1 September 2023 This being the date as set out in the Landlord's Notice of Increase. There was no evidence that a starting date of that specified in the Landlord's notice would cause the tenant undue hardship.

**Chairman: A Harris**

**Date: 7 November 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.