



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

Case Reference : **HS/LON/00BC/MNR/2023/0383**

Property : **28 Davids Way, Ilford , London , IG6
3BQ**

Tenant : **Mr Jonathan Henderson &
Laura Evans**

Landlord : **Dean Henderson**

Date of Objection : **21 August 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** : **4 December 2023**

DECISION

**The Tribunal determines a rent of £1400 per calendar month with
effect from 8 September 2023.**

SUMMARY REASONS

Background

1. On 26 July 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 1450.00 in place of the existing rent of £ 1175.00 per month to take effect from 8 September 2023
2. On 21 August 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 August 2023.

Inspection

3. The Tribunal did not inspect the property.

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 its current condition would be in the region of £1400.00 per calendar month. The tribunal made no further adjustments in the absence of any evidence.

Decision

6. 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 £1400.00 per calendar month.
7. The Tribunal directed the new rent of £1400.00 to take effect on 8 September 2023 This being the date as set out in the Landlord's Notice of Increase.

Chairman: A Harris

Date: 4 December 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.