



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

Case Reference : **LON/00BG/MNR/2023/0159**

Property : **Flat 8 Conant House, Pelling Street,
London, E14 7FH**

Tenant : **Mr Mohshin Ali &
Miss Sameera Rahman**

Landlord : **Eddie Schwartz**

Date of Objection : **24 March 2023**

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

Tribunal : **Ian B Holdsworth FRICS**

**Date of Summary
Reasons** : **15 November 2023**

DECISION

The Tribunal determines a rent of £1,900 per calendar month with effect from 30 March 2023.

SUMMARY REASONS

Background

1. On 26 February 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,400 per month in place of the existing rent of £1,200 per month to take effect from 30 March 2023
2. On 24 March 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 did not inspect the property but considered this case on the basis of the papers provided by the parties.

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 in its current condition would be in the region of £2,000 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:

| Flat 8 Conant House, Pelling Street, London, E14 7FH | | | | |
|--|--|------------------|---------------------|----------------|
| Market rent calculation in accordance with Housing Act 1988 Section 13 | | | | |
| Market rent | | £2,000.00 | per month | |
| | | | | |
| Disregards | | | Deduction per month | Deduction as % |
| Part Furnished by tenant | | | £100.00 | 5.00% |
| Dilapidations/Material rental matters | | | | |
| None advised | | | £0.00 | 0.00% |
| | | | | |
| | | Adjustment total | £100.00 | 5.00% |
| | | | | |
| Adjusted Market Rent | | | £1,900.00 | 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 £1,900 per calendar month.
9. The Tribunal directed the new rent of £1,900 to take effect on 30 March 2023.

Chairman: Ian B Holdsworth

Date: 15 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.

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.