



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

Case Reference : **LON00BJ/MNR/2023/0409**

Property : **Flat 76 Albert Palace Mansions,
Lurline Gardens, London, SW11 4DQ**

Tenant : **Mr Stephen Williams**

**Landlord
Limited** : **Hurstway Investments Company**

Date of Objection : **16 September 2023**

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

Tribunal : **Judge I Mohabir
Mrs S Redmond BSc (Econ) MRICS**

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

DECISION

The Tribunal determines a rent of £1,000 per calendar month with effect from 1 November 2023.

SUMMARY REASONS

Background

1. On 8 August 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,320 per month in place of the existing rent of £ 962.50 per month to take effect from 1 November 2023.
2. On 16 September 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 September 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. 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 £2,500 per calendar month. From this level of rent we have made adjustments in relation to:

lack of heating, kitchen facilities other than old stone sink, dated and worn bathroom fittings with tenant's tiling and bath panels, draughty single glazing, T's decorating responsibilities and provision of floor coverings.

6. The full valuation is shown below:

Market Rent		per calendar month £2,500
<i>Less</i>		
Deductions as set out above)	
) approx. 60%	
)	
		£1,500

7. The Tribunal determines a rent of £1,000 per calendar 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 £1,000 per calendar month.

9. The Tribunal directs the new rent of £1,000 to take effect on 1 November 2023, this being the date as set out in the Landlord's Notice of Increase. The Tribunal was satisfied that a starting date of that specified in the Landlord's notice would cause the tenant undue hardship.

Judge: Mr I Mohabir

**Date: 16 January
2024**

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.