



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

**Case Reference** : **HS/LON/00AU/MNR/2024/0030**

**Property** : **Flat 13 Highbury Grove Court,  
Highbury Grove, London, N5 2NG**

**Tenant** : **Miss Monica Padilla Figueroa &  
Mr Bryan Padilla**

**Landlord** : **Valerie Coleman**

**Date of Objection** : **21 December 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  
Mr O Miller BSc**

**Date of Summary  
Reasons** : **8 March 2024**

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**DECISION**

**The Tribunal determines a rent of £2000 per calendar month with  
effect from 3 January 2024.**

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## SUMMARY REASONS

### Background

1. On 21 November 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 2555.00 in place of the existing rent of £ 1585.65 per month to take effect from 3 January 2024.
2. On 21 December 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 inspection of the property on 8 March 2024.

### Evidence

4. The Tribunal held a hearing on 8 March 2024 and heard from both parties.

### 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 the condition and with the amenities the market would expect would be in the region of £2500.00 per calendar month. From this level of rent we have made adjustments in relation to:
  - a. The dated kitchen and bathroom fittings and defects in the internal decor.

6. The full valuation is shown below:

		PCM
AST Market rent		£ 2,500.00
less condition/terms	20.0%	<u>-£ 500.00</u>
		£ 2,000.00

7. The Tribunal determines a rent of £2000 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 £2000.00 per calendar month.
9. The Tribunal directed the new rent of £2000.00 to take effect on 3 January 2024 this being the date as set out in the Landlord's Notice of Increase.

**Chairman: A Harris**

**Date: 8 March 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.