



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

**Case Reference** : **LON/00BJ/MNR/2023/0472**

**Property** : **Top Floor Flat, 75 Lavender Hill,  
London, SW11 5QL**

**Tenant** : **Alessio Lopiccolo Ilona Strulak**

**Landlord** : **Ashok Saxena**

**Date of Objection** : **11 November 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** : **13 March 2024**

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**DECISION**

**The Tribunal determines a rent of £1980 per calendar month with  
effect from 1 December 2023.**

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## SUMMARY REASONS

### Background

1. On 13 October 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 2200.00 in place of the existing rent of £ 1975.00 per month to take effect from 1 December 2023.
2. On 11 November 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 11 November 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 and/the Landlord.

### 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 £2200.00 per calendar month. From this level of rent we have made adjustments in relation to:

Lack of central heating, carpets and curtains.

6. The full valuation is shown below:

		PCM	
AST Market rent		£	2,200.00
less condition/terms	10.0%	-£	<u>220.00</u>
		£	1,980.00

7. The Tribunal determines a rent of £1980.00 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 £1980.00 per calendar month.

9. The Tribunal directs the new rent of £1980.00 to take effect on 1 December 2023 This being the date as set out in the Landlord's Notice of Increase.

Chairman: A Harris

Date: 13 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.