



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

**Case Reference** : **LON/OOBK/MNR/2024/0043**

**Property** : **106 Dibdin House, Maida Vale,  
London W91QF**

**Tenant** : **Louise Power**

**Landlord** : **Grainger Invet 1 LLP**

**Date of Objection** : **16<sup>th</sup> January 2024**

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

**Tribunal** : **Judge Shepherd**  
**Richard Waterhouse FRICS**

**Date of Summary** : **16<sup>th</sup> May 2024**  
**Reasons** :

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**DECISION**

**The Tribunal determines a rent of £1225 per calendar month with  
effect from 16/2/24.**

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## SUMMARY REASONS

### Background

1. On 11<sup>th</sup> January 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1643.59 in place of the existing rent of £1494.17 per calendar month to take effect from 16<sup>th</sup> February 2024.

2. On 16<sup>th</sup> January 2024 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 17<sup>th</sup> January 2024.

### 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. There were no written submissions from the 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 good tenable condition is £1850 pcm. From this level of rent we have made adjustments in relation to:

List the issues that have resulted in any adjustments to the rent.

The original bathroom dated from the 1940's, the tenant had refitted a new bathroom. The kitchen also dated from the 1940's and the tenant had provided a new kitchen. The tenant also upgraded the internal doors and decorated the premises.

6. The full valuation is shown below:

£1850 Market rent

Less £625 for adjustments.

Equals £1225 pcm

### 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 £1225 pcm

9. The Tribunal directs the new rent of £1225 to take effect on 16<sup>th</sup> February 2024 This being the date as set out in the Landlord's Notice of Increase.

**Chairman: Judge Shepherd**

**16<sup>th</sup> May 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA.