

Notice of the Tribunal Decision and Register of Rents under Assured Periodic Tenancies (Section 14 Determination) (with reasons)

Housing Act 1988 Section 14

Address of Premises

Flat 18, 1 Newgate Tower, Croydon, London, CR0 2FB

The Tribunal members were

Judge: A. Jack
Valuer Member: K. Ridgeway

Landlord

Regency Homes Management Services Ltd

Address

Manor of Groves, High Wych, Hertfordshire, CM21 0JU

Tenant

Nnaemeka Anuncy

1. The rent is:£

1,650

Per

Calendar Month

(excluding water rates and council tax but including any amounts in paras 3)

2. The date the decision takes effect is:

1 November 2023

*3. The amount included for services is/is negligible/not applicable

N/A

Per

*4. Service charges are variable and are not included

5. Date assured tenancy commenced

11 June 2021

6. Length of the term or rental period

12 Months

7. Allocation of liability for repairs

Landlord

8. Furniture provided by landlord or superior landlord

None

9. Description of premises

First Floor Flat. 2 Rooms, Kitchen, Bathroom. 2nd floor – small room.

REASONS

Inspection

The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties.

Evidence

There were no written submissions from the parties. The Tribunal considered evidence made in the application, from Rightmove, Google Maps and our own expert knowledge.

Determination and Valuation

This is a self-contained first floor flat in a purpose built modern block close to the centre of Croydon. The accommodation is comprised of 2 rooms, a kitchen, bathroom and a w.c. There is a small bedroom/storage room on the second floor.

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 the condition and with the amenities the market would expect to be in the region of £1,650 per calendar month.

Judge

A. Jack

Date of Decision

**25 April 2024
With reasons on
27 May 2024**