



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

Case Reference : **LON/00AY/MNR/2024/0044**

Property : **35 Lugard Road, Peckham, London,
SE15 2TB**

Tenant : **Mr Stephen Rowland**

Landlord : **Grainger PLC**

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

Tribunal : **Ian B Holdsworth FRICS
RICS Registered Valuer 79475**

**Date of Summary
Reasons** : **22 May 2024**

DECISION

**The Tribunal determines a rent of £281.25 per month with effect
from 5 February 2024.**

SUMMARY REASONS

Background

1. On 2 November 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £295 in place of the existing rent of £277 per week to take effect from 5 February 2024
2. On 1 February 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.

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 £450 per week. From this level of rent we have made adjustments to reflect tenant improvements, tenant furniture and floor coverings, dilapidation and obsolescence at the property.

6. The full valuation is shown below:

35 Lugard Road, London, SE15 2TB			
Market rent calculation in accordance with Housing Act 1988 Section 13			
Market rent		£450.00	per week
Disregards			Deduction per week
			Deduction as %
Furnished by tenant		£22.50	5.00%
Dilapidations/Material rental matters			
Tenant installed GFCH		£78.75	17.50%
Conversion of external WC to internal WC by Tenant		£67.50	15.00%
	Adjustment total	£168.75	37.50%
Adjusted Market Rent		£281.25	per week

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 £281.25 per week.
9. The Tribunal directed the new rent of £281.25 to take effect on 5 February 2024. This being the date as set out in the Landlord's Notice of Increase.

Chairman: Ian B Holdsworth

Date: 22 May 2024

APPEAL PROVISIONS

You can only appeal if the First-tier Tribunal decision was wrong on one or more points of law and you must say why the First-tier Tribunal was wrong in law.

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 should they decide to pursue this matter. 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**.