



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

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

**Property** : **28 Woodleigh Gardens, London,  
SW162SY**

**Tenant** : **Nina Walsh**

**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**

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**DECISION**

**The Tribunal determines a rent of £ 1440 per month with effect from  
1 February 2024.**

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## SUMMARY REASONS

### Background

1. On 15 June 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,625 in place of the existing rent of £1,390 per month to take effect from 1 February 2024
2. On 12 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.

### 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 £1,800 per month. 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:

8 Woodleigh Gardens, London, SW162SY			
Market rent calculation in accordance with Housing Act 1988 Section 13			
Market rent		£1,800.00	per month
<b>Disregards</b>			Deduction per month Deduction as %
Furnished by tenant		£90.00	5.00%
Remove rotten carpets and renovate timber floors		£45.00	2.50%
<b>Dilapidations/Material rental matters</b>			
Internal wall replastering		£90.00	5.00%
Repaired/replaced window hinges.		£45.00	2.50%
Supplied and erected replacement garden fence		£45.00	2.50%
Supply and construct summerhouse		£45.00	2.50%
	Adjustment total	£360.00	20.00%
Adjusted Market Rent		£1,440.00	per 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 £1,440 per month.
9. The Tribunal directed the new rent of £1,440 to take effect on 1 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 you decide to pursue this matter then 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**.