



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

**Case Reference** : **MAM/LON/00AH/MNR/2023/0417**

**Property** : **79 Watcombe Road, South Norwood,  
London, SE25 4XA**

**Tenant** : **Susan-Jane Lyttle**

**Landlord** : **Grainger PLC**

**Date of Objection** : **18 September 2023**

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

**Tribunal** : **Judge Bernadette MacQueen  
Alison Flynn MA, MRICS**

**Date of Summary  
Reasons** : **3 June 2024**

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**DECISION**

**The Tribunal determines a rent of £250 per week with effect from 19  
October 2023**

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## SUMMARY REASONS

### Background

1. On 31 August 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £260 per week in place of the existing rent of £250 per week to take effect from 19 October 2023.
2. On 13 September 2023 under Section 13 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 18 September 2023.

### Inspection

3. The Tribunal carried out an inspection of the property on 30 May 2024.

### Evidence

4. The Tribunal considered the reply form completed by the Tenant and the email dated 12 December 2023 from Grainger PLC that confirmed that the tenancy was an assured periodic tenancy by succession. No other written submissions were provided to the Tribunal.

### Determination and Valuation

5. The Tribunal considered comparable evidence from its own expert knowledge of rental values in the area and considered that the open market rent for the property in good tenantable condition would be in the region of £500 per week. From this level of rent the Tribunal made adjustments in relation to:

General Repair  
Layout  
Bathroom  
No Central heating  
Carpets  
Kitchen

6. The full valuation is shown below:

Market Rent £500 per week

*Less*

General Repair	20%
Carpets	5%
Layout (downstairs toilet and bathroom)	5%
Bathroom	5%
No central heating	10%
Kitchen	5%

**Total 50%**  
£250

7. The Tribunal determined a rent of £250 per week.

**Decision**

8. The Tribunal 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 £500 per week. The Tribunal made deductions totalling 50%.
9. The Tribunal directs the new rent of £250 per week to take effect on 19 October 2023, this being the date as set out in the Landlord’s Notice of Increase.

**Chairman: Judge MacQueen**

**Date: 3 June 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.