



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

Case Reference : **HS/LON/00BK/MNR/2024/0047**

Property : **1st & 2nd Floor Maisonette, U/F, 45
Shirland Road , London , W9 2JD**

Tenant : **Mr Robert Williams**

Landlord : **EXEDRA or LEO & W Lettings &
Management Ltd**

Date of Objection : **17 January 2024**

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

Tribunal : **Mr A Harris LLM FRICS FCI Arb
Mr J Francis QPM**

**Date of Summary
Reasons** : **16 May 2024**

DECISION

**The Tribunal determines a rent of £2385.00 per calendar month
with effect from 23 January 2024.**

SUMMARY REASONS

Background

1. On 21 December 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 2500.00 in place of the existing rent of £ 1950.00 per month to take effect from 23 January 2024.
2. On 17 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 January 2024.

Inspection

3. The Tribunal has carried out an inspection of the property on 16 May 2024.

Evidence

4. The Tribunal has considered the written submissions provided by the Tenant and the Landlord.

Determination and Valuation

5. In the absence of rental comparables provided by the parties the tribunal has relied on its 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 would be in the region of £2650.00 per calendar month. From this level of rent we have made adjustments in relation to:

The poor condition of the windows
Basic bathroom
Poor quality conversion of the 2nd floor front room into two

6. The full valuation is shown below:

| | | PCM |
|----------------------|-------|------------------|
| AST Market rent | | £ 2,650.00 |
| less condition/terms | 10.0% | <u>-£ 265.00</u> |
| | | £ 2,385.00 |

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 £2385.00 per calendar month.

9. The Tribunal directs the new rent of £2385.00 to take effect on 23 January 2024 This being the date as set out in the Landlord's Notice of Increase

Chairman: A Harris

Date: 16 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 subsequent application for permission to appeal should be made on Form RP PTA.