



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

Case Reference : **LON/00AH/MNR/2023/0432**

Property : **Ground floor flat, 154 Norbury
Crescent, Norbury, London, SW16
4JZ**

Tenant : **Mrs Linda Johnston**

Landlord : **Trustee of Estate of Late Reginald
Hall National W**

Date of Objection : **22 September 2023**

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

Tribunal : **Mr A Harris LLM FRICS FCI Arb
Mrs A Flynn MRICS**

**Date of Summary
Reasons** : **17 May 2024**

DECISION

**The Tribunal determines a rent of £195.00 per week with effect
from 24 October 2023.**

SUMMARY REASONS

Background

1. On 15 September 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 315.00 in place of the existing rent of £ 100.00 per week to take effect from 24 October 2023.

2. On 20 September 2023 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 22 September 2023

Inspection

3. The Tribunal has carried out an inspection of the property on 17 May 2023 . The tribunal noted serious disrepair in various areas including damp affected plaster and missing skirting boards following poor quality repairs. Windows are poorly fitted and in poor repair. The tenant fitted the kitchen and central heating. No carpets, curtains or white goods are provided.

Evidence

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

Determination and Valuation

5. The Landlords submission included a link to Rightmove listing various properties in the SW16 post code which covers a wide area. The tribunal also relied on its own expert 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 £325.00 per week. From this level of rent we have made adjustments in relation to:

Disrepair and lack of amenities listed above.

6. The full valuation is shown below:

		pw	
AST Market rent		£	325.00
less condition/terms	40.0%	-£	130.00
		£	195.00

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 £195.00 per week.

9. The Tribunal directs the new rent of £195.00 to take effect on 24 October 2023 This being the date as set out in the Landlord's Notice of Increase.

Chairman: A Harris

Date: 17 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.