



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

Case Reference : **LON/00BC/MNR/2024/0088**

Property : **40 Dellow Close Ilford IG2 70 the**

Tenant : **Mr Shiraz Hussain &
Miss Mishel Shafique**

Landlord : **Spencers Property Investments Ltd**

Date of Objection : **19 January 2024**

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

Tribunal : **Mr Charles Norman FRICS
Valuer Chairman**

**Date of Summary
Reasons** : **7 July 2024**

DECISION

**The Tribunal determines a rent of £1,087.50 per calendar month
with effect from 1 February 2024**

SUMMARY REASONS

Background

1. On 15 December 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,200 in place of the existing rent of £975 per month to take effect from 1 February 2024.

2. On 19 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 the same date.

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

Determination and Valuation

5. Having consideration of the comparable evidence provided by the parties and of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good condition would be in the region of £1450 per calendar month. From this level of rent we have made adjustments in relation to condition and the tenants repairing obligation under clause 4.2.1 of the tenancy agreement.

6. The full valuation is shown below:

| | | |
|------------------------------|----------------|--------------------|
| Market Rent | | per calendar month |
| | | £1,450 |
| <i>Less</i> | | |
| condition of kitchen, |) | |
| bathroom, |) | |
| window defects |) approx. 25 % | |
| presence of mould |) | |
| tenants repairing obligation |) | |
| |) | |
| | | <u>£362.50</u> |
| | | £1,087.50 |

7. The Tribunal determines a rent of £1,087.50 per calendar 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 £1,087.50 per calendar month.

9. The Tribunal directs the new rent of £1,087.50 per calendar month to take effect on 1 February 2024 being the date as set out in the Landlord's Notice of Increase.

Chairman: Mr C Norman FRICS

Date: 7 July 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.