



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

Case Reference : **GB/LON/00AE/MNR/2024/0130**

Property : **Room 103, Curie Court, Nightingale Avenue, Harrow, HA1 3GX**

Tenant : **Miss Angela Carrabotta**

Landlord : **Sovereign Network Group**

Date of Objection : **4 March 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**

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

DECISION

The Tribunal determines a rent of £855.00 per calendar month with effect from 1 April 2024.

SUMMARY REASONS

Background

1. On 27 February 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 681.85 plus Council Tax of £31.21 in place of the existing rent of £ 633.10 excluding Council Tax per month to take effect from 1 April 2024.
2. On 4 March 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 4 March 2024.

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 consideration of 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 the condition and with the amenities the market would expect would be in the region of £950 per calendar month excluding Council Tax. From this level of rent we have made adjustments in relation to:
 - a. Reported cockroach infestation
 - b. No furniture

6. The full valuation is shown below:

		PCM
AST Market rent		£ 950.00
less condition/terms	10.0%	<u>-£ 95.00</u>
		£ 855.00

7. The Tribunal determines a rent of £855.00 per calendar month exclusive of Council Tax .

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 £855.00 per calendar month.
9. The Tribunal directs the new rent of £855.00 to take effect on 1 April 2024 This being the date as set out in the Landlord's Notice of Increase
10. The tribunal notes that the rent paid by the tenant is set at 80% of the market rent so that the rent payable becomes £684.00 or say £681.85 as per the landlords notice plus £31.21 Council Tax. The jurisdiction of the tribunal is limited to finding a market rent and it has no power over the any other matter.

Chairman: A Harris

Date: 16 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.