



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

Case Reference : **LON/OOAH/MNR/2024/0084**

Property : **116 Gary Court, 189 London Road,
Croydon, Surrey CR0 2AZ**

Tenant : **Mr Richard Curum**

Landlord : **Hyde Housing Association**

Date of Objection : **19 February 2024**

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

Tribunal : **Mr D Jagger MRICS**

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

DECISION

**The Tribunal determines a rent of £1,300 per calendar month with
effect from 28 April 2024.**

SUMMARY REASONS

Background

1. On the 9 February 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £928.80 per month in place of the existing rent of £836.00 per month to take effect from 28 April 2024. The Tribunal were provided with a copy of the tenancy agreement which commenced on the 28 September 2009 for an initial term of 12 months.

2. On the 19 February 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.

Inspection

3. The parties considered this matter could be undertaken without an inspection or hearing.

Evidence

4. The Tribunal received written submissions from the landlord together with a schedule of comparable evidence. No evidence was provided by the tenant in accordance with the Directions dated 21 May 2024.

Determination and Valuation

5. Having consideration of our own expert general knowledge of rental values in the Croydon area, we consider that the open market rent for the property if it were in good marketable condition with reasonably modern kitchen and bathroom, modern services, carpets and curtains and white goods supplied by the landlord would be £1,300 per month. The Tribunal received no evidence to disagree with this assumption.

6. Therefore, the Tribunal determines a rent of £1,300 per calendar month.

Decision

7. 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 in its current condition was £1,300 per calendar month.

8. The Tribunal directs the new rent of £1,300 to take effect on the 28 April 2024. This, being the date set out in the Landlord's Notice of Increase and the Tribunal was satisfied that a starting date of that specified in the Landlord's notice would not cause the tenant undue hardship.

9.It is often the case that market rents are in excess of those that are set by social landlords as a significant part of their remit is to provide affordable housing. As such, depending on the type of tenancy agreement their calculation of rent is either a percentage of market rent, or by way of an index. The Tribunal makes comparison with open market rents rather than limited to other properties which are offered by social providers. It is assumed the landlord in this case, will not seek to increase the rent proposed in its original notice as a result of this determination.,

Chairman: Duncan Jagger MRICS

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.