



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

**Case Reference** : **LON/00AJ/MNR/2024/0082**

**Property** : **8B. Blakesley Avenue, Ealing W5  
2DW**

**Tenant** : **Karyn Hunter**

**Landlord** : **Mr Philip Cowan, c/o Stirling Ackroyd**

**Date of Objection** : **9 February 2024**

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

**Tribunal** : **Judge O'Brien**  
**Tribunal Member Alison Flynn FRICS**

**Date of Decision** : **18 July 2024**

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**DECISION**

The Tribunal determines a rent of **£2,170** per calendar month with effect from 12 February 2024.

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## **SUMMARY REASONS**

### **Background**

1. On 14th December 2024 (presumably 2023 was intended) the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,350 per month in place of the existing rent of £2160 per month to take effect from 12th February 2024.
2. By application date-stamped 9 February 2024 made 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.

### **Evidence**

3. There was no hearing. The Tribunal considered evidence from the tenant which outlined disrepair and defects and gave a short history of what had gone wrong at the property. The tenant reported a number of items of disrepair including a leaks from the en-suite bathroom, a non-functioning smoke alarm in the main bedroom, and disrepair to the windows in the lounge. Photographs were also provided.

### **Inspection**

4. The Tribunal did not inspect the property but considered the evidence provided by the tenant.

### **Determination and Valuation**

5. Having considered such evidence as was provided, the tribunal also drew on its own expert knowledge of rental values in the area, the Tribunal considered that the open market rent for the property in good tenable condition would be in the £2,350 per month. From this level of rent the Tribunal made adjustments in relation to the general repair of the property.
6. The full valuation is shown below:

Market Rent £2,350 per calendar month

*Less*

General Landlord's Repair: 7.5%

(£176.25)

**Total £2137, say £2170 per month**

7. The Tribunal determines a rent of £2,170 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 £2,170 per calendar month.
9. The Tribunal directed the new rent of £2,170 per calendar month to take effect on as advised in the notice of increase.

*Date: 18th July 2024*

*Chairman Judge N O'Brien*

### **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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA.