



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

**Case Reference** : **LON/OOAZ/MNR/2024/0217**

**Property** : **Flat B, 28 Wickham Road, London  
SE4 1NY**

**Tenant** : **Mrs M Mohamed & Mr K Abdul  
Azizi**

**Landlord** : **London & Quadrant**

**Date of Objection** : **27 March 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** : **13 August 2024**

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**DECISION**

**The Tribunal determines a rent of £460 per calendar week with  
effect from 1 April 2024.**

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## **SUMMARY REASONS**

### **Background**

1. On the 5 February 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £193.92 per week in place of the existing rent of £173.40 per week to take effect from 1 April 2024. The Tribunal were provided with a copy of the weekly tenancy agreement which commenced on the 9 January 2023. The proposed rent includes a weekly service charge of £37.56.

2. On the 27 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.

### **Inspection**

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

### **Evidence**

4. Following Directions prepared by the Tribunal on the 19 June 2024 No evidence was provided by the landlord or the tenant

### **Determination and Valuation**

5. Having consideration of our own expert general knowledge of rental values in the Brockley 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 £460 per week.

### **Decision**

6. 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 £460 per calendar week.

7. The Tribunal directs the new rent of £460 per week to take effect on the 1 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.

8. 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: 13 August 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.