



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

**Case Reference** : **LON/OOAH/MNR/2024/0037**

**Property** : **Flat 10 Sidda House, 350 Lower  
Addiscombe Road, CR0 7AF**

**Tenant** : **Ms Lesley Anne Campbell**

**Landlord** : **Sidda Investments Ltd c/o P41  
Ltd**

**Date of Objection** : **26 December 2023**

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

**Tribunal** : **Mr D Jagger MRICS  
Mr O Miller**

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

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**DECISION**

**The Tribunal determines a rent of £1,250 per calendar Month with effect from 1 April 2024.**

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## **SUMMARY REASONS**

### **Background**

1. On the 23 November 2023 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,400 per week in place of the existing rent of £1,050 per month to take effect from 3 January 2024. The Tribunal were provided with a copy of the tenancy agreement which commenced on the 3 July 2020.

2. On the 26 December 2023 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 Tribunal arrived at the property on the 16<sup>th</sup> August 2024 at 11.40am. The tenant was not present and therefore the decision of the Tribunal was based upon an external inspection and the evidence provided by the parties.

### **Evidence**

4. Following Directions prepared by the Tribunal on the 10 April 2024. The Tenant completed the Reply Form and confirmed a 2 bedroom has let in the building at £1,300.

### **Determination and Valuation**

5. Having consideration of our own expert general knowledge of rental values in the Addiscombe 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 £1,250 per month.

### **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 £1,250 per calendar month.

7. The Tribunal directs the new rent of £1,250 per month to take effect on the 3 January 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

**Chairman: Duncan Jagger MRICS**

**Date: 16 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.