



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

**Case Reference** : **LON/00AG/MDR/2024/0007**

**Property** : **Flat 41, Richmond House, Park  
Village East, London, NW1 3SX**

**Tenant** : **Lola Aboderin**

**Landlord** : **Peabody Trust**

**Date of Objection** : **8 April 2024**

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

**Tribunal** : **Judge Bernadette MacQueen  
Kevin Ridgeway, MRICS**

**Date of Decision** : **6 September 2024**

**Date of Summary  
Reasons** : **9 September 2024**

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**DECISION**

**The Tribunal determines a rent of £1,096 per calendar month with  
effect from 5 April 2024.**

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## **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 £1,136 per month in place of the existing rent of £1,081 per month to take effect from 5 April 2024.
2. By application received by the Tribunal on 8 April 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.

### **Inspection and Hearing**

3. At the request of the Tenant, Lola Aboderin, the Tribunal held a short oral hearing and also carried out an inspection of the Property on 6 September 2024, accompanied by the Tenant, Lola Aboderin.
4. The Landlord did not provide any written submissions to the Tribunal or attend the hearing or inspection.

### **Evidence**

5. The Tribunal considered the written submissions provided by the Tenant, Lola Aboderin. This included the completed Reply form, as well as details of similar properties Lola Aboderin asked the Tribunal to consider. Additionally, the Tribunal considered the oral submissions made at the hearing, as well as its inspection of the Property.

### **Determination and Valuation**

6. The Property was a one-bedroom flat in a purpose built four storey block of flats. The Property did not have central heating but did have double glazing, provided by the Landlord. White goods were also provided by the Landlord.
7. Having considered the comparable evidence provided by the Tenant, Lola Aboderin and the Tribunal's own expert knowledge of rental values in the area, the Tribunal considered that the Open Market Value (OMV) for a one-bedroom flat in this location would be £1,700 per calendar month. The Tribunal then adjusted this to £1,370 to reflect the following:

- Lack of storage,
  - no proper central heating,
  - poor bathroom and problems with the water pressure.
8. In their letter dated 27 February 2024, Peabody Trust specified that they assessed rent by using the lower of three different assessments namely:
- i. Maximum Rent (relevant percentage of current market rent (80%))
  - ii. A maximum percentage increase (set at 9.4%)
  - iii. The London Living Rent (£1,136)
9. As one of their three rent criteria set their rent at 80% of the OMV, this reduced the rent to £1,096. This was the lowest of the three criteria.

### **Decision**

10. The Tribunal therefore determined that the rent at which the Property might reasonably be expected to be let in the open market by a willing landlord under an assured tenancy as £1,700 per calendar month.
12. The Tribunal directed the new rent of £1,096 per calendar month to take effect from 5 April 2024.

**Judge Bernadette MacQueen**

**Date: 9 September 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA.