



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

Case Reference : **GB/LON/00AA/MNR/2024/0101**

Property : **Flat 80 Guinness Court, Mansell
Street, London, E1 8AE**

Tenant : **Shane Alan McMaster**

Landlord : **The Guinness Partnership**

Date of Objection : **26 February 2024**

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

Tribunal : **Mr C Norman FRICS**

**Date of Summary
Reasons** : **4 September 2023**

DECISION

The Tribunal determines a rent of £297 per week with effect from 1 April 2024.

SUMMARY REASONS

Background

1. On 19 February 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 276.65 in place of the existing rent of £ 256.87 per week to take effect from 1 April 2024.

2. On 26 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. The Tenant's referral was received by the Tribunal on 26 February 2024.

Inspection

3. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties.

Evidence

4. The Tribunal has consideration of the written submissions provided by the Tenant and/the Landlord.

Determination and Valuation

5. Having consideration of the comparable evidence proved by the parties and of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in its current condition would be in the region of £330 week. From this level of rent we have made adjustments in relation to:

The tenant's internal repairing and redecorating liability

6. The full valuation is shown below:

Market Rent		per week £330
<i>Less</i>		
The tenant's internal repairing)	
and) approx. 10%	
redecorating liability)	
		<u>£33</u>
		£297

7. The Tribunal determines a rent of £297 per week.

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 £297 per week.

9. The Tribunal directs the new rent of £297 to take effect on 1 April 2024 this being the date as set out in the Landlord's Notice of Increase.

Chairman: Mr C Norman FRICS

Date: 4 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 subsequent application for permission to appeal should be made on Form RP PTA.