



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

**Case Reference** : **LON/OOAQ/MNR/2024/0273**

**Property** : **36 Bransgrove Road, Edgware, HA8  
6JA**

**Tenant  
Siraj** : **Mr Habib Alkaytab & Ms Shaima**

**Landlord** : **Mr S Varendren c/o Man and Co**

**Date of Objection** : **3rd May 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** : **19 September 2024**

---

**DECISION**

**The Tribunal determines a rent of £1,870 per calendar Month with  
effect from 7 June 2024.**

---

## **SUMMARY REASONS**

### **Background**

1. On the 1 May 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,200 per month in place of the existing rent of £1,150 per month to take effect from 7 June 2024. The Tribunal were provided with a copy of the tenancy agreement which commenced on the 7 May 2008.

2. On the 4th 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.

### **Evidence**

3. Following Directions prepared by the Tribunal on the 17th July 2024. The Tenants application to the Tribunal set a schedule of disrepair which included water damage, significant mould to the bedrooms and bathroom, damaged kitchen fittings, door frames and oven.

### **Determination and Valuation**

4. Having consideration of our own expert general knowledge of rental values in the Edgware 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 £2,200 per month.

5. From this level of rent we have made adjustments in relation to the matters listed above which equates to approximately **15%**

### **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 £1,870 per calendar month.

7. The Tribunal directs the new rent of £1,870 per month to take effect on the 7 May 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: 19 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.