



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

Case Reference : **LON/00BC/MNR/2024/0280**

Property : **19 Kingswood Heights, Queen Mary Avenue, South Woodford, London E18 2FP**

Tenant : **Mr Allel Sharipov & Ms Junko Sharipov**

Landlord : **Mr J & A Panchal c/o Homes & Co**

Date of Objection : **26 April 2024**

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

Tribunal : **Mrs S Phillips MRICS**

Date of Summary Reasons : **19 September 2024**

DECISION

The Tribunal determines a rent of £1,852.50 per week with effect from 27 April 2024

SUMMARY REASONS

Background

1. On 13 March 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,950 per month in place of the existing rent of £1,800 per month to take effect from 27 April 2024.

2. On 26 April 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 April 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 both the Tenant and the Landlord.

Determination and Valuation

5. Having consideration of the evidence submitted by the parties and our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenantable condition would be in the region of £1,950 per month. From this level of rent we have made adjustments as shown in the valuation below.

6. The full valuation is shown below:

Market Rent	per week £1,950
<i>Less</i>	
Mould in the bedroom and general items of disrepair) 5%	
	<u>£97.50</u>
	£1,852.50

7. The Tribunal determines a rent of £1,852.50 per month.

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 £1,852.50 per week.

9. The Tribunal directs the new rent of £1,852.50 to take effect on 27 April 2024. This being the date as set out in the Landlord's Notice of Increase.

Chairman: Mrs S Phillips 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA.