



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

Case Reference : **GB/LON/00BG/MNR/2024/0211**

Property : **Flat 17 Talbot House , Giraud Street,
London, E14 6EB**

Tenant : **Ms Jasmina Bahar**

Landlord : **Poplar HARCA**

Date of Objection : **19 March 2024**

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

Tribunal : **Ian B Holdsworth FRICS
RICS Registered Valuer**

**Date of Summary
Reasons** : **12 September 2024**

DECISION

**The Tribunal determines a rent of £460.75 per week with effect from
1 April 2024.**

SUMMARY REASONS

Background

1. On the 15 February 2024 Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £419.87 in place of the existing rent of £389.85 per week to take effect from 1 April 2024.
2. On 19 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.

Inspection

3. The Tribunal did not inspect the property. It did refer to Google Maps in review of the type, location and exterior of the property.

Evidence

4. There were no written submissions from the parties.

Determination and Valuation

5. Having consideration of the comparable evidence based upon 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 **£485 per week**. From this level of rent we have made adjustments to reflect any tenant improvements, tenant furniture and floor coverings, dilapidation and obsolescence at the property.

6. The full valuation is shown below:

FLAT 17 TALBOT HOUSE, GIRAUD STREET, LONDON, E14 6EB				
<i>Market rent calculation in accordance with Housing Act 1988 Section 13</i>				
Market rent			£485.00	per week
Disregards				Deduction per week
Furnished by tenant				£24.25
				Deduction as %
				5.00%
Dilapidations/Material rental matters				
None reported			£0.00	0.00%
		Adjustment total	£24.25	5.00%
Adjusted Market Rent			£460.75	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 £460.75 per week.

9. The Tribunal directed the new rent of £460.75 to take effect on 1 April 2024. This being the date as set out in the Landlord's Notice of Increase.

Chairman: Valuer Chairman

Date: 12 September 2024

Ian Holdsworth

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.

You can only appeal if the First-tier Tribunal decision was wrong on one or more points of law and you must say why the First-tier Tribunal was wrong in law.