



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

**Case Reference** : **LON/OOAP/MNR/2024/0190**

**Property** : **27 Trulock Road, Tottenham, London  
N17 0PH**

**Tenant** : **Ms Karen Wright**

**Landlord** : **Metropolitan Thames Valley HA**

**Date of Objection** : **18h March 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** : **19th September 2024**

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**DECISION**

**The Tribunal determines a rent of £405.60 per calendar Week with  
effect from 1 April 2024.**

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## SUMMARY REASONS

### Background

1. On the 20 February 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £188.87 per week in place of the existing rent of £175.37 per week to take effect from 1st April 2024. The Tribunal were provided with a copy of the tenancy agreement which commenced on the 20 December 2010.

2. On the 18th 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 parties completed the Reply Forms.

### Determination and Valuation

4. Having consideration of our own expert general knowledge of rental values in the Tottenham 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 £507 per week

5. From this level of rent we have made adjustments in relation to: mould to some rooms, no white goods, no carpets or curtains and dated kitchen units, which equates to approximately **20% (£101.40)**

### 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 £405.60 per calendar week.

7. The Tribunal directs the new rent of £405.60 per week to take effect on the 1st April 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.

8. It is often the case that market rents are in excess of those that maybe charged by social landlord's as it is a significant part of their remit to provide affordable housing. As such depending on the type of tenancy agreement their calculation of rent is either at a percentage of market rent or by way of index. Comparison is made with the open market rather than limited to other properties which are offered by social housing providers. It is assumed that the landlord will by usual convention of social landlord's not seek to increase the rent proposed in its original notice as a result of this determination.

**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.