



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

**Case Reference** : **LON/00BC/MNR/2024/0213**

**Property** : **Flat 4 Suffolk Court, Hevingham  
Drive , Chadwell Heath, RM6 4UA**

**Tenant** : **Mandeep Kaur**

**Landlord** : **Muhammad Adil Khan**

**Date of Objection** : **28 March 2024**

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

**Tribunal** : **Mr Ian B Holdsworth FRICS  
RICS Registered Valuer  
Mr Nat Miller BSc**

**Date of Summary  
Reasons** : **26 September 2024**

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**DECISION**

**The Tribunal determines a rent of £1520 per calendar month with  
effect from 1 July 2024.**

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## SUMMARY REASONS

### Background

1. On 28 February 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,750 in place of the existing rent of £1,400 per month to take effect from 1 April 2024.
2. On 25 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 has carried out an inspection of the property on 26 September 2024. It was attended by the Tenant and Landlord. The inspection revealed dated kitchen and bathroom fittings. No other defects material to the rental valuation were identified at inspection.

### Evidence

4. The Tribunal has consideration of the written submissions provided by the Tenant and the Landlord. These referred to works undertaken at the property, defects and dilapidation along with evidence of current comparable marketed rents. The Tribunal has also had regard for the opinion of rental value of the dwelling offered by local letting agents. The Tribunal were also made aware by the Tenant of the likely hardship caused should any new rent commence at the starting date given in the Landlords notice.

### 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 £1,650 per calendar month. From this level of rent we have made adjustments to reflect tenant furniture and floor coverings, and obsolescence at the property.

6. The full valuation is shown below:

Flat 4 Suffolk Court Chadwell Heath RM6 4UA				
Market rent calculation in accordance with Housing Act 1988 Section 13				
Market rent		£1,600.00	per month	
			Deduction per month	Deduction as %
<b>Disregards</b>				
Furnished partly by tenant		£40.00		2.50%
<b>Dilapidations/Material rental matters</b>				
Dated bathroom and kitchen fittings		£40.00		2.50%
	Adjustment total	£80.00		5.00%
Adjusted Market Rent		£1,520.00	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 £1,520 per calendar month.

9. The Tribunal directed the new rent of £1,520 to take effect on **1 July 2024**. The Tribunal was satisfied that a starting date of that specified in the Landlord's notice would cause the tenant undue hardship.

**Chairman: Ian B Holdsworth**

**Date: 26 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.

**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.**