



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

**Case Reference** : **LON/OOAQ/MNR/2024/0167**

**Property** : **67 Boxtree Road, Harrow Weald, HA3  
6TN**

**Tenant** : **Gyanendra Rao**

**Landlord** : **Find Your Place UK LTD**

**Date of Objection** : **10 June 2024**

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

**Tribunal** : **Mr D Jagger MRICS  
Mr C Piarroux JP**

**Date of Summary  
Reasons** : **23<sup>rd</sup> October 2024**

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**DECISION**

**The Tribunal determines a rent of £2,500 per calendar month with  
effect from 23<sup>th</sup> March 2024.**

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## SUMMARY REASONS

### Background

1. On the 6<sup>th</sup> February 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £3,050 per month in place of the existing rent of £2,210 per month to take effect from 24<sup>th</sup> March 2024.
2. The Tenants application is dated the 21<sup>st</sup> 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.
3. The Tenant has lived at the property since 24<sup>th</sup> May 2015 under an Assured Shorthold Agreement of that date which was renewed on the 24<sup>th</sup> of December 2021.
6. This case was originally to be considered on the papers dated 18<sup>th</sup> September 2024. However, upon further consideration the Tribunal was of the opinion there was a dispute of facts regarding the use of the loft conversion, and as such, the application was not appropriate for determination on the papers and the matter was set down for an inspection.

### Inspection

3. The Tribunal arrived at the property on the 23<sup>rd</sup> October 2024 at around 11.30am in the presence of the tenant.

### Evidence

5. The Tribunal has consideration of the written submissions provided by the landlord and tenant together with comparable evidence from the landlord together with photographs.
6. The first matter for the Tribunal to consider is the allegation from the Tenant stating that the loft conversion can only be used as a study, as the shower fittings are leaking. The Tribunal has considered this matter and it found that this room can certainly be used as a bedroom as well as a study. The dormer window has double glazed windows which can be opened and provide adequate ventilation.

## **Determination and Valuation**

7. Firstly, having consideration of the comparable evidence together with our own expert, general knowledge of rental values in the Hayes area, we consider that the open market rent for the property in its current condition would be **£2,700** per month.

8. The Tribunal now needs to adjust this rent to allow for the poor internal condition of the property, the leaking sanitary fittings and damp staining to plasterwork. Using its own expertise upon the inspection, the Tribunal considers that a deduction of **£200** should be applied. This reduces the rental figure to **£2,500** per month.

## **Decision**

9. The Tribunal therefore determines 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 is **£2,500** per calendar month.

10. The Tribunal directs the new rent of **£2,500** to take effect on the 24th March 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: 23rd October 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.