



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

Case Reference : **LON/00AM/MNR/2024/0239**

Property : **194A Hammersmith Grove, London
W6 7HG**

Tenant : **Aliya Ahmed Hersi**

Landlord : **Notting Hill Genesis**

Date of Objection : **31 March 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** : **8 October 2024**

DECISION

**The Tribunal determines a rent of £280 per calendar week with
effect from 1 April 2024.**

SUMMARY REASONS

Background

1. On 20 February 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £250 per week in place of the existing rent of £232.13 per week to take effect from 1 April 2024.
2. On 31 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. The Tenant's referral was received by the Tribunal on 31 March 2024.

Inspection

3. The Tribunal did not inspect the property and the neither party requested an inspection, but the Tribunal 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 the Tenant. There were no written submissions provided by the Landlord.

Determination and Valuation

5. Having consideration of our own expert and general knowledge of rental values in the area, we consider that the open market rent for the property in good tenable condition would be in the region of £400 per calendar week. From this level of rent we have made adjustments as per the valuation below:

6. The full valuation is shown below:

Market Rent		per week £400
<i>Less</i>		
Subject property being a basement flat)	5%
No white goods provided)	5%
No curtains / floor coverings provided)	5%
Deduction for garden improvements)	15%
		<u>30%</u>
		£120
Adjusted Market Rent therefore		£280

7. The Tribunal determines a rent of £280 per calendar 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 £280 per calendar week.

9. The Tribunal directs the new rent of £280 to take effect on 1 April 2024, this being the date as set out in the Landlord's Notice of Increase.

10. We should comment that the rent fixed by the Tribunal is the maximum rent and the Landlord may not charge a rent above that figure. However, in many cases when the Landlord is a Registered Social Landlord, the rent charged may be less than the rent fixed by the Tribunal. Indeed, the Landlord seems to be seeking a rent of £250 per week.

Chairman: Mrs S Phillips MRICS

Date: 8 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA.