



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

**Case Reference** : **LON/OOAK/MNR/2024/0216**

**Property** : **6A Savoy Parade, Southbury Road,  
Enfield, EN1 1RT**

**Tenant** : **Mrs Ilhaan Mohamed**

**Landlord** : **Enfield Let**

**Date of Objection** : **25th March 2024**

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

**Tribunal** : **Mr D Jagger MRICS  
Mr O Miller**

**Date of Summary  
Reasons** : **29th October 2024**

---

**DECISION**

**The Tribunal determines a rent of £415 per calendar week with  
effect from 1 April 2024.**

---

## SUMMARY REASONS

### Background

1. On the 1st March 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £488.95 per week in place of the existing rent of £368.22 per month to take effect from 1 April 2024 being an increase of £120.73 per week.

2. The Tenants application is dated the 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 did not inspect the property but considered this case on the basis of the papers provided by the parties together with the assistance of Google Maps and Rightmove.

### Evidence

4. The Tribunal has consideration of the limited written submissions provided by the parties. No comparable evidence was provided by the parties to the Tribunal.

### Determination and Valuation

5. Firstly, having consideration of the Landlord's comparable evidence together its own expert, general knowledge of rental values in the Enfield area, we consider that the open market rent for the property in its current condition would be **£415** per week. (£1,800 per month)

6. The Tribunal has received no evidence from the parties in relation to the condition of the property and therefore no adjustments have been made.

### Decision

7. 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 governed by the relevant clause in the agreement was **£415** per calendar week.

11. The Tribunal directs the new rent of £415 per week to take effect on the 1 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.

**Chairman: Duncan Jagger MRICS**

**Date: 29th 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.