



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

Case Reference : **GB/LON/00AL/MNR/2024/0227**

Property : **8 Abbey Road, London, SE2 9NP**

Tenant : **Henry Jason Okeku**

Landlord : **B & M Real Estate Limited**

Date of Objection : **27 March 2024**

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

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

**Date of Summary
Reasons** : **23 October 2024**

DECISION

**The Tribunal determines a rent of £900 per calendar month with
effect from 23 October 2024.**

SUMMARY REASONS

Background

1. On 31 January 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,150 in place of the existing rent of £ 740 per month to take effect from 1 April 2024
2. On 27 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.

Hearing and Inspection

3. At a hearing held on 23 October Mr Henry Okeku, and Ms Chan Meng MRICS, the representative of the Landlord Respondent attended. An inspection of the property was undertaken following the hearing.

Evidence

4. The Tribunal has consideration of the written and oral submissions provided by the Tenant and the Landlord.
5. At the hearing details of defects at the property were described by the Tenant. No validated comparable property rental letting evidence was submitted by the Tenant. The Landlord's representative provided details of recent lettings at the property which are as follows:
 - Room 4 with a gross internal area of 16.7 m² was let on 15 March 2024 at a monthly rent of £875; and,
 - Room 5 with a gross internal area of 20.70 m² was let on 1 January 2024 also at a monthly rent of £875.

The Tribunal were told that Room 3 has a gross internal area of 21.25 m².

6. Ms Meng also referred the Tribunal to a recent rental determination of the ground floor flat 1 at the same property by another Tribunal (see reference Lon/OOAL/ANR/24/0174 dated 1 October 2024). She claimed this offered support for her proposed new rent however this Tribunal is not bound by earlier First-tier Property Tribunal findings about the property.

Determination and Valuation

7. Having consideration of the comparable evidence provided by Ms Meng, the Landlord's representative 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 £1,000 per calendar month. From this level of rent we have made adjustments to reflect tenant improvements, tenant furniture and floor coverings, dilapidation and obsolescence at the property.

8. The full valuation is shown below:

Room 3,8 Abbeywood Road London SE2 9NP				
Market rent calculation in accordance with Housing Act 1988 Section 13				
Market rent		£1,000	per month	
Disregards			Deduction per month	Deduction as %
Furnished mostly by tenant			£50.00	5.00%
Dilapidations/Material rental matters				
Penetrating dampness evident to ceiling			£25.00	2.50%
Defective central heating to common areas			£25.00	2.50%
	Adjustment total		£100.00	10.00%
Adjusted Market Rent			£900.00	per month

Decision

9. 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 £900 per calendar month.

10. The Tribunal directed the new rent of £900 to take effect on 1 April 2024 This being the date as set out in the Landlord's Notice of Increase

Chairman: Ian B Holdsworth

Date: 23 October 2024

APPEAL PROVISIONS

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.

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**.