



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

Case Reference : **Lon/00AZ/MNR/2024/0507**

Property : **Flat 25 Bissexile House, Bliss Crescent,
London SE13 7RH**

Tenant : **Mr Chinedu Emegwa**

Landlord : **Ms Zumray Ermis**

Date of Objection : **23 July 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** : **22 November 2024**

DECISION

The Tribunal determines a rent of £1,750 per calendar month with effect from 18 October 2024.

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SUMMARY REASONS

Background

1. On the 10 July 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of **£2,250** per calendar month in place of the existing rent of **£1,670** per calendar month to take effect from **23 August 2024**.

2. The Tenant's application is dated **23 July 2024** and served 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 inspected the property at around 12.40 on the 22 November 2024 in the presence of the tenant and the landlord with her son.

Evidence

4. The Tribunal has consideration of the written submissions and photographs provided by the tenant and the landlord. No comparable evidence was provided by the parties.

Determination and Valuation

5. Firstly, having consideration of the parties' evidence together with our own expert, general knowledge of rental values in the Lewisham area, we consider that the open market rent for the property in its current condition would be **£1,850** per calendar month.

6. The Tribunal has made an adjustment of **£100** in relation to condition of the property which included some defective double glazed windows, worn kitchen units and uneven flooring based upon the inspection. This reduces the rent to **£1,750** per calendar month.

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 **£1,750** per calendar month.

8. The Tribunal directs the new rent of **£1,750** to take effect on the **23 August 2024**. This being the date set out in the Landlord's Notice of Increase The Tribunal was satisfied that a starting date of that specified in the Landlord's notice would not cause the tenant undue hardship as no such evidence was provided.

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.