



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

**Case Reference** : **LON/00AL/MNR/2024/0611**

**Property** : **211 Raymond Postgate Court, Tawney Road, London, SE28 8DR**

**Tenant** : **Mr Babatunde Talabi**

**Landlord** : **Peabody**

**Date of Objection** : **2 August 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

**Date of Summary Reasons** : **December 9, 2024**

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**DECISION**

**The Tribunal determines a rent of £231.25 per week inclusive of service charge with effect from 19 August 2024.** The Tribunal understand that the Landlord proposes to charge a lower rent of £116.02 per week inclusive of service charge

## SUMMARY REASONS

### Background

1. On 11 July 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 116.00 in place of the existing rent of £ 107.50 per week to take effect from 19 August 2024.
2. On 2 August 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.

### Evidence

4. There were no written submissions from the parties.

### Determination and Valuation

5. Having consideration from 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 £250 per calendar week. From this level of rent we have made adjustments to reflect tenant improvements, tenant furniture and floor coverings, dilapidation and obsolescence at the property.

6. The full valuation is shown below:

211 Raymond Postgate Court, Tawney Road, London, SE28 8DR			
<i>Market rent calculation in accordance with Housing Act 1988 Section 13</i>			
Market rent	£250.00	per week	
<b>Disregards</b>		Deduction per week	Deduction as %
Furnished by tenant including white goods		£12.50	5.00%
Floor coverings provided by tenant		£6.25	2.50%
<b>Dilapidations/Material rental matters</b>			
None advised			
	Adjustment total	£18.75	7.50%
Adjusted Market Rent		£231.25	per 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 £231.25 per week inclusive of the service charge. The Tribunal understand that the Landlord proposes to charge a lower rent of **£116.02 per week inclusive of service charge.**

9. The Tribunal directed that a new rent of £231.25 per week or the lower proposed rent of £116.02 to take effect on 19 August 2024. This being the date as set out in the Landlord's Notice of Increase

**Chairman: Ian B Holdsworth      Date: 9 December 2024**

## **GUIDANCE ON APPEAL PROVISIONS**

These summary reasons are provided to give the parties an indication as to how the Tribunal made its decision.

**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.**

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.