



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

Case Reference : **LON/00AK/MNR/2024/0181**

Property : **135 Empire Avenue, London N18 1AP**

Tenant : **Mr Mohammed Suraka Abubakar**

Landlord : **Enfield Let**

Date of Objection : **25 March 2024**

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

Tribunal : **Mrs S Phillips MRICS – Valuer Chair**

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

DECISION

**The Tribunal determines a rent of £560.50 per week with effect from
1 April 2024.**

SUMMARY REASONS

Background

1. On 1 March 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £561.39 per week in place of the existing rent of £437.26 per week to take effect from 1 April 2024.
2. On 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. The Tenant's referral was received by the Tribunal on 25 March 2024.

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 of our own expert, 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 £590 per calendar week. From this level of rent we have made adjustments in relation to:

No white goods being provided within the property.

6. The full valuation is shown below:

Market Rent		per week £590.00
<i>Less</i>		
No white goods) 5%	<u>£29.50</u>
		£560.50

7. The Tribunal determines a rent of £560.50 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 £560.50 per week.
9. The Tribunal directs the new rent of £560.50 to take effect on 1 April 2024, this being the date as set out in the Landlord's Notice of Increase.

Chairman: Mrs S Phillips MRICS

Date: 23 December 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.