



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

**Case Reference** : **LON/00AL/MNR/2024/0359**

**Property** : **Flat 5, 21 Balgowan Street, London,  
SE18 1EB**

**Tenant** : **Charles Humfrey**

**Landlord's Agent** : **Milton Properties Limited**

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

**Tribunal** : **Ms H C Bowers**

**Date of Summary  
Reasons** : **2 December 2024**

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**DECISION**

**The Tribunal determines a rent of £900.00 per calendar month with  
effect from 10 July 2024**

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## **SUMMARY REASONS**

### **Background**

1. On 29 May 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,020 per month place of the existing rent of £892.54 per month to take effect from 10 July 2024.

2. On 29 June 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 9 July 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. The Tribunal has consideration of the written submissions provided by the Tenant. There were no written submissions from the Landlord.

### **Determination and Valuation**

5. Having consideration of the comparable evidence proved by the Tenant and of my own expert, general knowledge of rental values in the area, I consider that the open market rent for the property in its current condition. As described by the Tenant would be in the region of £900 per calendar month.

7. The Tribunal determines a rent of £900 per calendar month.

### **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 £900 per calendar month.

9. The Tribunal directs the new rent of £900.00 per month to take effect on 10 July 2024 date. this being the date as set out in the Landlord's Notice of Increase.

**Chairman: Ms H C Bowers**  
**2024**

**Date: 2 December**

## **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.