



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

Case reference : **LON/00AL/MNR/2024/0354**

Property : **64 Panfield Road, Abbey Wood,
London, SE2 9DQ**

Tenant : **Mr Neil Strachan & Tsholofelo
Strachan**

Landlord : **Tianhao Jing & Marvin Jones**

Date of Objection : **27 June 2024**

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

Tribunal : **Judge N Carr
Mr M J F Donaldson FRICS**

**Date of Summary
Reasons** : **28 October 2024**

DECISION

**The Tribunal determines a rent of £1,800.00 per calendar month,
with effect from 8 July 2024.**

SUMMARY REASONS

Background

1. On 31 May 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,100 in place of the existing rent of £1,400, to take effect from 8 July 2024.

2. On 27 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 28 June 2024.

Inspection

3. The Tribunal has carried out an inspection of the property on 25 October 2024. The Landlord did not attend.

Evidence

4. The Tribunal has taken into account the written submissions provided by the Tenant and the Landlord.

Determination and Valuation

5. Having consideration of the comparable evidence provided by the Landlord and of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property if let today in a condition that is usual for such lettings would be £2,000 per calendar month. From this level of rent we have made adjustments in relation to:

- Provision of white goods (Tenant)
- Provision of curtains (Tenant)
- Condition of floor coverings
- Condition of kitchen fittings

6. The full valuation is shown below:

Market Rent		per calendar month	£2,000
<i>Less</i>			
Provision of white goods (Tenant)	}	10%	<u>(£200)</u>
Provision of curtains (Tenant)			
Condition of floor coverings			
Condition of kitchen fittings			
			<u>£1,800</u>

7. The Tribunal determines a rent of £1,800 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 £1,800 per calendar month.

9. The Tribunal directs the new rent of £1,800 to take effect on 8 July 2024, this being the date as set out in the Landlord's Notice of Increase.

Chairman:

Judge N Carr

Date: 28 October 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.