



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

Case reference : **LON/00BB/MNR/2024/0318**

Property : **19 Barton Close, London E6 5QE**

Tenant : **Mr Saikhul Islam & Mrs Jasnara Parven**

Landlord : **Homecraft Lettings**

Date of Objection : **31 May 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 £1,700.00 per calendar month with effect from 10th June 2024.

SUMMARY REASONS

Background

1. On 18 April 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,950 in place of the existing rent of £1,400 per month, to take effect from 10 June 2024.

2. On 31 May 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 3 June 2024.

Inspection

3. The Tribunal 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 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 £2,000 per calendar month. From this level of rent we have made adjustments in relation to:

- Carpets and flooring (throughout) (worn through and beyond lifespan)
- Kitchen (dilapidated)
- Bathroom fan (no overrun to assist dispersal of condensation – black mould observed))
- Significant movement to paving front and rear

6. The full valuation is shown below:

Market Rent		per calendar month
		£2,000
<i>Less</i>		
Carpets and flooring	} Approx. 15%	
Kitchen		
Bathroom fan		
Paving		
		(£300)
		£1,700

7. The Tribunal determines a rent of £1,700 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 £1,700 per month.

9. The Tribunal directs the new rent of £1,700 month to take effect on 10 June 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.