



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

**Case Reference** : **LON/00AH/MNR/2024/0608**

**Property** : **24 Grange Park Road, Thornton Heath, CR7 8QA**

**Tenants** : **Seth Kwadwo Sarfo**

**Landlord** : **Edwin Dordoe**

**Date of Objection** : **12<sup>th</sup> August 2024**

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

**Tribunal** : **Mr. A Parkinson MRICS  
Mr. C Piarroux**

**Date of Summary Reasons** : **17<sup>th</sup> January 2025**

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**DECISION**

**The Tribunal determines a rent of £720 per calendar month with effect from 25<sup>th</sup> August 2024.**

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## **SUMMARY REASONS**

### **Background**

1. On 20 July 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £850 per calendar month in place of the existing rent of £630 per calendar month to take effect from 25 August 2024.
2. On 10 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. The Tenant's referral was received by the Tribunal on 12 August 2024.
3. Directions were issued on 3 October 2024 by the Tribunal.
4. The parties were invited to submit any relevant information and submissions. The tenant and the landlord each submitted a reply form and additional evidence to support their respective case.
5. In their reply form, the tenant had indicated that they wished a hearing be held in this matter. Accordingly, a face-to-face hearing was held in this matter on 7 January 2025 at 10 Alfred Place, London, WC1E 7LR.
6. In their reply form the tenant also requested that the property be inspected. Accordingly, the property was inspected by the Tribunal on 7 January 2027.

### **Evidence**

7. The Tribunal has consideration of the written submissions provided by the Tenant and the Landlord.

### **Determination and Valuation**

8. Having consideration of the comparable evidence proved by the parties and 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 £800 per calendar month. From this level of rent we have made adjustments in relation to:

The current condition of the property including dated internal decorative finishings, fixtures, fittings and floor coverings.

9. The valuation is shown below:

Market Rent	per calendar month	£800
<i>Less</i>		
Dated internal decoration, fixtures, fittings and floor coverings Approx.10 %		£80
		<b>£720</b>

7. The Tribunal determines a rent of £720 per calendar month.

### **Decision**

8. The Tribunal 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 £720 per calendar month.
9. The Tribunal directs the new rent of £720 to take effect on 25 August 2024. Whilst the tenant stated in the hearing that a rent commencement date in August may would cause him financial hardship, the Tribunal were not convinced given the lack of evidence submitted by the tenant in relation to their financial situation.

**Chairman: Mr. A. Parkinson**

**Date: 17 January 2025**

### **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.