



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

Case Reference : **FR/LON/OOAE/MNR/2024/0605**

Property : **Flat 30, Zinna Apartments, 353 High Road, London, HA9 6EE**

Tenant : **Filip Szaladzinski**

Landlord : **Notting Hill Genesis Housing**

Date of Objection : **30 September 2024**

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

Tribunal : **R Waterhouse FRICS
C Piarroux JP**

Date of Full Reasons : **13 February 2025**

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DECISION

The Tribunal determines a rent of **£1550.00** per calendar month with effect from **1 October 2024**.

The Landlord may choose to charge less than the rent determined by the tribunal.

SUMMARY REASONS

Background

1. On **30 August 2024** the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of **£712.21 per month** in place of the existing rent of **£661.29 per month** to take effect from **1 October 2024**.
2. An application dated **30 September 2024** was made 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 **30 September 2024**.

The tribunal's determination under the Act is for a Market Rent, this is different from other forms of rent, for example affordable rent, which the landlord may charge.

Inspection

3. The Tribunal did inspect the property and found the apartment located in a purpose-built block, newly constructed. The flat is accessed through a communal entrance which accesses two lifts. On the day of the inspection one lift appeared not to be working. The flat itself is accessed from the hall on the fifth floor. The flat has a good-sized hall, from which the kitchen/living room is accessed with balcony beyond. The flat also has a bathroom with bath, WC and sink. Additionally, there is an area which is used to store clothes and other utilities. The landlord attended the inspection.

Evidence

4. The Tribunal has considered the written submissions, provided by the parties, and the tribunal has had the benefit of an inspection. The tribunal only took into account written material that had been shared between both parties.

Determination and Valuation

7. Having consideration of the views of the parties and any comparable evidence provided 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 **£1600.00** per calendar month.

Decision

8. The Tribunal notes the property has a low-level scaffolding and there is an issue with the dishwasher. The tribunal makes an adjustment to reflect these of **£50.00** per month, the tribunal determines **£1550.00** from **1st October 2024**.

9. No application for hardship has been made and as such the Tribunal confirms the proposed date of increase namely.

8. The Tribunal therefore determines the new rent of **£1550.00** per month to take effect on **1 October 2024**

Chairman: R Waterhouse FRICS
Date: 13 February 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.