



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

**Case Reference** : **LON/00BC/MNR/2024/0707**

**Property** : **48 Lavender Place, Ilford IG1 2BE**

**Tenants** : **Mr Kamru Jaman (1)  
Ms Taslima Junnath (2)**

**Landlord** : **G8 Properties Limited**

**Date of Objection** : **10 October 2024**

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

**Tribunal Members** : **Judge J P Donegan  
Mrs Alison Flynn MRICS (Valuer Member)**

**Date of Summary  
Reasons** : **18 February 2025**

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**DECISION**

**The Tribunal determines a rent of £1,615 per calendar month with  
effect from 18 February 2025**

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## SUMMARY REASONS

### Background

1. On 16 September 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,850 per month in place of the existing rent of £1,530 per month.
2. On 10 October 2024 under Section 13(4)(a) of the Housing Act 1988, the Tenants referred the Landlord's notice proposing a new rent to the Tribunal for determination of a market rent. The Tenants' referral was received by the Tribunal on 11 October 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 considered the written submissions provided by the Tenant and the Landlord.

### Determination and Valuation

5. Having considered the comparable evidence provided by the parties and using our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good condition would be in the region of £1,900 per calendar month. From this level of rent we have made adjustments in relation to:
  - 10% reduction for condition
  - 5% reduction for no white goods (micro-oven only) and no carpets or curtains.
6. The full valuation is shown below:

Market Rent	per calendar month £1,900.00
<i>Less</i>	
List any deductions	)
Condition - 10%	) approx. 15%
White goods/carpets and curtains – 5%	)
	<u>285.00</u>
	£1,615.00

7. The Tribunal determines a rent of £1,615 per calendar month and this equates to £372.69 per calendar week.

## **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 £1,615 per calendar month.
9. The Tribunal directs the new rent of £1,615 per calendar month to take effect on 18 February 2025, being the date of this decision. The Tribunal is satisfied that a starting date of that specified in the Landlord's notice would cause the Tenants undue hardship.

**Chairman: Judge J P Donegan**

**Date: 18 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.