



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

Case Reference : **LON/00BJ/MNR/2024/0661**

Property : **36 Eversleigh Road, London, SW11
5XA**

Tenant : **Damian Townend**

Landlord : **Peabody**

Date of Objection : **11 September 2024**

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

Tribunal Member : **Mr A Parkinson MRICS**

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

DECISION

The Tribunal determines a rent of £2,000 per calendar month with effect from 24 October 2024.

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SUMMARY REASONS

Background

1. On 22 August 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,086 in place of the existing rent of £1,906.32 to take effect from 24 October 2024.
2. On 9 September 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 11 September 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 consideration of the written submissions provided by the Tenant. There were no written submissions from the Landlord.

Determination and Valuation

5. Having consideration of the evidence provided by the Tenant 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 £2,500 per calendar month. From this level of rent we have made adjustments in relation to:

Lack of double glazing
Dated bathroom and kitchen
Mould and overall condition

6. The full valuation is shown below:

Market Rent		per calendar month	£2,500
<i>Less</i>			
Lack of double glazing)		
Dated bathroom and kitchen)	Total, approx. 20%	
Mould and overall condition)		
			<u>£ 500</u>
			£2,000

7. The Tribunal determines a rent of £2,000 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 £2,000 per calendar month.

9. The Tribunal directs the new rent of £2,000 to take effect on 24 October 2024. This being the date as set out in the Landlord's Notice of Increase.

Chairman: Mr A Parkinson 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.