



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

Case Reference : **LON/00AH/MNR/2024/0660**

Property : **6 Zion Place, Thornton Heath,
CR7 8RR**

Tenant : **Affoussiata Tiene**

Landlord : **CCMJ Investments Limited**

Date of Objection : **15 September 2024**

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

Tribunal Member : **Mrs S Phillips MRICS, Valuer Chair**

**Date of Summary
Reasons** : **21 February 2025**

DECISION

**The Tribunal determines a rent of £1,900 per calendar month with
effect from 22 September 2024.**

SUMMARY REASONS

Background

1. On 4 July 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,200 in place of the existing rent of £1,600 [insert amount] per month to take effect from 22 September 2024.
2. On 15 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 18 September 2024.

Inspection

3. The Tribunal did not inspect the property but considered this case based on the papers provided by the parties.

Evidence

4. There were no written submissions from the parties other than the Applicant's original application.

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 in the region of £2,100 per calendar month. From this level of rent we have made adjustments in relation to mould issues within the bedrooms and repairs in relation to the water pressure.
6. The full valuation is shown below:

Market Rent		per calendar month	£2,100
<i>Less</i>			
Mould issues) 5%		
Water pressure repairs) 5%		
			<u>210</u>
			£1,890
			Say £1,900

7. The Tribunal determines a rent of £1,900 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 £1,900 per calendar month.

9. The Tribunal directs the new rent of £1,900 to take effect on 22 September 2024 this being the date as set out in the Landlord's Notice of Increase.

Chairman: Mrs S Phillips MRICS

Date: 21 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.