



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

Case Reference	:	LON/00BC/MNR/2025/0640
Property	:	Room in 51 Castlevew Gardens, Redbridge IG1 3QF
Tenant	:	Ms Meda Staneviciute
Landlord	:	London Who's Who Ltd
Type of Application	:	Section 13 Housing Act 1988
Tribunal Members	:	R Waterhouse FRICS O Miller
Date and venue of Consideration	:	Hearing at Alfred Place Tribunal Offices with later inspection.
Date of Summary Reasons	:	15 May 2025

DECISION

The Tribunal determines a rent of £825.00 per calendar month with effect from 1 January 2025.

Full REASONS

Background

1. On **20 November 2024** the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of **£825.00 per month** in place of the existing rent of **£750.00 per month** to take effect from **1 January 2025**.
2. On **17 December 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.

Inspection

3. The Tribunal did inspect the property. The property the subject of the tenancy comprises a room within a shared house. The room has fitted wardrobes, a double bed and mattress supplied by the landlord. The tenant has additional furniture, the room has windows which overlook the garden, the windows are double glazed. The room has central heating supplied by a radiator from a boiler that supplies the house. Beyond the room, there is a bathroom and WC on the landing. The room is contained in house consisting of ground, first and second floors. There are seven letting rooms, in total and bathrooms on each floor.

Evidence

4. The Tribunal has consideration of the written submissions provided by the Tenant and the Landlord. These have been considered in full, and the details not replicated within the tribunal decision in detail.

The tenant supplied as completed Reply Form requesting an inspection and a hearing. The form identified the property as one room within a shared house. The house has three bathrooms and a kitchen which are shared with the other occupants.

The Hearing

5. The hearing was attended by Monica Milasiene for the landlord. The tenant was absent for the hearing.

6. The tribunal had reference to Rule 34 with the absence of the tenant. The tribunal considered and determined that the absent party had been notified and that it was in the interests of justice to proceed with the hearing.

Landlord Respondent Submissions

7. The landlord representative reiterated her written submissions. In addition, it was noted by the Respondent that the comparables supplied by the tenant were generally in different postcode areas and that in her view the localities were not so well provided compared with the area the subject property was within.

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 tenantable condition would be in the region of £825.00 per calendar month. The tribunal does not consider any alteration from this to be warranted.

9. The full valuation is shown below:

Market Rent

£825.00 per calendar month

Less

List any deductions

10. The Tribunal determines a rent of £825.00 per calendar month.

Decision

11. 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 £825.00 per calendar month.

12. The Tribunal directs the new rent of £825.00 to take effect on 1 January. This being the date as set out in the Landlord's Notice of Increase.

Chairman:

R Waterhouse FRICS

Date: 15 May 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.