



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

**Case Reference** : **LON/00AH/MNR/2024/0636**

**Property** : **33A Central Parade, Croydon, London,  
CR0 0JL**

**Tenant** : **Shama Jabeen**

**Landlord** : **Greggs Plc**

**Date of Objection** : **21 August 2024**

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

**Tribunal** : **Mr A Harris LLM FRICS FCI Arb**

**Date of Summary  
Reasons** : **30 September 2025**

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**DECISION**

**The Tribunal determines a rent of £1360.00 per calendar month  
with effect from 30 September 2025.**

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## **SUMMARY REASONS**

### **Background**

1. On 26 June 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 1450 in place of the existing rent of £ 1050 per calendar month to take effect from 28 August 2024.
2. On 21 August 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 26 August 2025.

### **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 of the written submissions provided by the Tenant and the Landlord.
5. The tenant complains there is no central heating and that the flat is damp. There are no supporting photographs. White goods consist of a cooker and washing machine. The carpets are old. The tenant gave evidence of ill health and hardship.
6. The landlord has provided 3 comparables all in Central Parade:
  - A 3 bed maisonette. The details are dated 25/7/24 but there are no details of the amenities or internal photographs. The quoting rent was £1600 pcm.
  - Details of a 3 bed maisonette dated 6/8/25. The flat is part furnished but with central heating. Details quote a rent of £1750 almost a year after the notice of increase. It therefore carries less weight.
  - Details of a 3 bed maisonette available from 31/10 25 over a year after the notice of increase so carrying less weight than the first comparable. The rent is £1500 pcm having been reduced. Internal photographs show central heating radiators

### **Determination and Valuation**

7. Having considered the comparable evidence proved 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 the condition and with the amenities the market would expect would be in the region of £1600 per

calendar month. From this level of rent we have made adjustments in relation to:

No central heating  
Partial white goods  
Partial carpets and curtains

6. The full valuation is shown below:

		PCM
AST Market rent		£ 1,600.00
less no CH part white goods	15.0%	<u>-£ 240.00</u>
		£ 1,360.00

## **Decision**

8. The Tribunal therefore determines 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 £1360 per calendar month.

9. The Tribunal directs the new rent of £1360 to take effect on 30 September 2025. The Tribunal was satisfied that a starting date of that specified in the Landlord's notice would cause the tenant undue hardship.

**Chairman: A Harris**

**Date: 30 September 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 subsequent application for permission to appeal should be made on Form RP PTA.