



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

Case Reference : **LON/00AK/MNR/2025/0748**

Property : **8 Burleigh Road, Endfield EN1
1NY**

Tenant : **Mrs Derya Degirmen**

Landlord : **Housing Gateway Limited t/a
Enfield Let--**

Type of Application : **Section 13 Housing Act 1988**

Tribunal Members : **Judge Dutton
Mr K Ridgeway MRICS**

**Date and venue of
Consideration** : **Paper determination on 12
August 2025**

**Date of Summary
Reasons** : **12 August 2025**

DECISION

**The Tribunal determines a rent of £345 per week with effect from
12 August 2025**

SUMMARY REASONS

Background

1. On 3 March 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £488.95 per week in place of the existing rent of £ 348.50 per week to take effect from 7 April 2025

2. On 15 March 2025 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 21 March 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 consideration of the written submissions provided by the Tenant
5. The tenant sent in a written submission dated 6 July 2025 the contents of which we have noted. In particular the condition of the property with photographs to support, although they are undated, and comparable property details.

Determination and Valuation

6. Having consideration of the comparable evidence proved 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 tenantable condition be in the region of £460 per week. From this level of rent we have made adjustments in respect of the disrepair and limited white goods. Although on the tick box annexed to the directions the tenant had indicated that they installed the central heating this is not mentioned in the detailed submission provided and we find it very surprising if indeed the tenant did install this service.
7. We make a deduction from the open market rent of 25% to reflect the condition of the property, which has not been challenged by the landlord and the limited white goods.
8. The Tribunal determines a rent of £345 per 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 £345 per week.
9. The Tribunal directs the new rent of £345 to take effect on 12 August 2025. The Tribunal was satisfied that a starting date of that specified in the Landlord's notice would cause the tenant undue hardship, the

tenant and her husband being, it is said in receipt of Universal Credit, again not a matter that was challenged by the landlord.

Chairman: Judge Dutton

Date: 12 August 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.