



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

Case reference : **GB/LON/OOAH/MNR/2024/0622**

Property : **114 Fairholme Road, West Croydon,
Surrey, CRO 3PH**

Applicant : **Dawn Purt**

Representative : **None**

Respondent : **Wildheart Residential Management Ltd**

Representative : **None**

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

Tribunal member(s) : **R Waterhouse FRICS,**

Venue : **10 Alfred Place, London, WC1E 7LR
determination of papers no inspection.**

Date of decision : **14 November 2025**

DECISION

DECISION

The Tribunal determines a rent of £1425.00 per calendar month with effect from 1 September 2024

SUMMARY REASONS

Background

1. On 1 August 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1500.00 per month in place of the existing rent of £1300.00 per month to take effect from 1 September 2024.
2. 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 12 August 2024.

Inspection

3. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties. The application described the property as end of terrace, comprising one living room, one front room, one bathroom, and three bedrooms there is also a garden,

Evidence

4. The Tribunal has consideration of the written submissions provided by the Tenant the Landlord made no submissions. The tenant noted their family commenced their tenancy in 1921, this was then succeeded in 1960, and again in 2000.

Determination and Valuation

5. No comparable evidence was supplied nor any evidence on the condition of the property. At the last succession any improvements would have passed to the landlord, however there is no evidence of any such. Using its own expertise the tribunal considers a property in good tenable contemporary condition would attract at rental bid of £1900 per month.
6. The tribunal using its experience considers a property that has been the subject of two successions since 1921 is likely to have a specification below that of modern contemporary property. The tribunal makes an adjustment of 25 per cent to reflect.
7. The full valuation is shown below:

per calendar month
Market Rent

£1900.00 per month

Less

List any deductions estimated condition)
) approx. 25 %
)

£1425.00 per month

7. The Tribunal determines a rent of £1425.00 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 £1425.00 per calendar month.

9. The Tribunal directs the new rent of £1425.00 per month to take effect on 1 September 2024. This being the date as set out in the Landlord's Notice of Increase.

Chairman: R Waterhouse FRICS
Date: 14 November 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.