



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

**Case Reference** : **LON/00AC/MNR/2025/0873**

**Property** : **34 Lakeside Crescent, Barnet East,  
EN4 8QJ**

**Tenant** : **Mr Kristo Papa & Ms Dorjana  
Hoxhaj**

**Landlord** : **Mr James Gray**

**Representative** : **None**

**Date of Objection** : **3 July 2025**

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

**Tribunal** : **Mr D Jagger MRICS  
Mr C Piarroux JP**

**Date of Summary  
Reasons** : **8 December 2025**

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**DECISION**

**The Tribunal determines a rent of £2,200 per calendar month with  
effect from 7 July 2025.**

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## SUMMARY REASONS

### Background

1. The Landlord served a notice under Section 13(2) of the Housing Act 1988 with dated **14 May 2025** which proposed a new rent of **£2,300 per calendar month** in place of the existing rent of **£1,650 per calendar month** to take effect from **7 July 2025**. This being an increase of **£650 per calendar month**
2. On **3 July 2025** under Section 13(4)(a) of the Housing Act 1988, the Tenants referred the Landlord's notice proposing a new rent to the Tribunal for determination of a market rent.
3. On **20 August 2025**, the Tribunal prepared Directions for the conduct of the case.
4. The parties did not request a hearing to determine this matter and the Tribunal agreed with this arrangement. Therefore, this case was considered on the basis of an inspection, the papers provided by the parties with the assistance of Rightmove and Google Maps.
5. This case was originally set down to be determined on **29 October 2025**. However, the inspection was cancelled due the tenant's son recovering from illness.

### The Inspection

5. A rearranged inspection of the property was undertaken by the Tribunal on **8 December 2025** in the presence of the tenant.

### Evidence

5. The Tribunal has received a completed statement from the landlord and a signed reply form from the tenants, which was not completed. The parties did not provide any evidence in connection with comparable rental evidence in the area.

### Determination and Valuation

6. Having consideration of the evidence provided by the parties and our own expert, general knowledge of rental values in the Cockfosters area, we consider that the open market rent for the property in good lettable condition with modern fittings and services would be **£2,500 per calendar month**.
7. The Tribunal did not received submissions from the tenant regarding the condition of the property, using its own expertise, we consider a deduction of

**£300** per month should be applied to take into account the mould to the internal walls, dated kitchen fittings and reduced garden size and defective shower unit. This reduces the rental figure to **£2,200 per calendar month**. It should be noted that this figure cannot be a simple arithmetical calculation and is not based on capital costs but is the Tribunal's estimate of the amount by which the rent would need to be reduced to attract a tenant.

### **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 in its current condition was **£2,200 per calendar month**.

9. The Tribunal directs the new rent of **£2,200 per month** to take effect on **7 July 2025**. This being the date in the Landlord's notice.

**Chairman: Duncan Jagger MRICS**

**Date: 8 December 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.