



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

**Case Reference** : **GB/LON/00BC/MNR/2024/0363**

**Property** : **5 Dawlish Drive, Ilford, Essex, IG3**  
**9ED**

**Tenant** : **Abdullan Naeem**

**Landlord** : **Mahammed Shaek Miah**

**Date of application** : **8 July 2024**

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

**Tribunal** : **Tribunal Judge Ian Mohair**  
**Miss M Krisko BSc (EST MAN) FRICS**

**Date of Decision** : **22 October 2024**

**Date of Extended**  
**Reasons** : **22 October 2024**

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**DECISION**

The Tribunal determines a rent of £3,500 per calendar month with effect from 12 July 2024.

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## **EXTENDED REASONS**

### **Background**

1. On or about 10 June 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £3,700 per month in place of the existing rent of £3,300 per month to take effect from 1 July 2024.
2. On or about 8 July 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 not inspect the property but considered this case on the basis of the documentary evidence and the photographic evidence provided by the Landlord.

### **Evidence**

4. Neither party made written representations, nor did they provide any comparable properties as evidence of market rents for this type of property in the location of Ilford, Essex.

### **Determination and Valuation**

5. Having consideration of our own expert, general knowledge of rental values in the area of Ilford, we consider that the open market rent for the property in its current condition would be in the region of £3,500 per calendar month. The Tribunal considered that the current liability of the tenant to pay Council Tax as part of the rent had an adverse effect on the market rent.
6. The property appears to be in overall good condition and with the benefit of double glazing, central heating and modernised modern fixtures and fittings. The Tribunal, therefore, made no further deduction for the overall condition of the property.
7. In addition, the garage has been converted for use as a living accommodation and the property benefits from having a large garden, which increased the amenity level for the tenant.

### **Decision**

8. Accordingly, 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 £3,500 per calendar month.
9. The Tribunal directs the new rent of £3,500 per calendar month to take effect from 12 July 2024, this being the date as set out in the Landlord's Notice of Increase. The Tribunal was satisfied that a starting date of that

specified in the Landlord's notice would not cause the tenant undue hardship and there was no evidence of this before us.

**Judge: Mr I Mohabir**

**Date: 22 October  
2024**

**APPEAL PROVISIONS**

These extended reasons are provided to give the parties an indication as to how the Tribunal made its decision. Any application for permission to appeal should be made on Form RP PTA