



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

**Case Reference** : **LON/00AR/MNR/2024/0702**

**Property** : **119 Albany Road, Hornchurch, Essex,  
RM12 4AG**

**Tenant** : **Muhammad Tayyab Khan and  
Mariyam Rauf**

**Landlord** : **Jose Antonio Gonzalez-Hernando**

**Date of Objection** : **27 March 2024**

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

**Tribunal** : **Judge Robert Latham  
Alison Flynn MA MRICS**

**Date of Summary  
Reasons** : **20 March 2025**

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**DECISION**

**The Tribunal determines a rent of £1,870 per month with effect from  
1 November 2024.**

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## **SUMMARY REASONS**

### **Background**

1. On 28 September 2024, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,895 in place of the existing rent of £1,650 per month to take effect from 1 November 2024
2. On 31 October 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.

### **Evidence**

4. On 16 January 2025, the Tribunal gave Directions. The Tenant requested an inspection. Neither party requested an oral hearing.
5. The Tribunal inspected the property at 11am on 20 March. Mr Hall, a neighbour, was there to protect the interests of the Landlord. Mr Khan showed us around the property.
6. The property is a three bedroom semi-detached house with living room, kitchen/diner, and bathroom. There is central heating; double glazing; central heating; off street parking and a rear garden. The Landlord has provided white goods.
7. Prior to the grant of the tenancy in October 2019, the Landlord had refurbished the property. However, this had not been executed to a high standard and was showing signs of wear. There were gaps to the flooring panels in the living room and bathroom. There were also gaps in the skirting board. There were also gaps to the kitchen finish behind the sink. We noticed that there was only a limited supply of sockets. The Tenant has provided some of the furniture. However, this would not affect the assessment of the rent.
8. Pursuant to the Directions, both parties have returned Reply Forms and written submissions. Both parties have subsequently made further submissions, but these have been of limited assistance. The Tenant has provided a number of comparables in the range of £1,900 to £2,300 and the Landlord in the range of £2,800 to £3,200 in respect of market rents in the area.

### **Determination and Valuation**

9. Having regard to the comparables supplied by the parties and own expert knowledge of rental values in the area, we consider that the open market rent for the property in good tenable condition would be in the region of £2,200 per month. However, the property is now somewhat worn and is not to a high standard. We therefore make a deduction of 15% and assess a market rent of £1,870 per month.

## **Decision**

10. The Tribunal 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 in its current condition is £1,870 per month.

11. The Tribunal directs the new rent shall take effect from 1 November 2024, namely the date as set out in the Landlord's Notice of Increase.

**Judge Robert Latham**  
**20 March 2025**

## **Postscript**

Since drafting the decision, the Tribunal has seen the email from the Landlord complaining that Mr Fortu was not permitted to be present at the Inspection. The Applicant had sent two representatives. The Tribunal felt that this was excessive and that only one should be present at the inspection. Any inspection impinges on the privacy of the tenant. The purpose of any inspection is to better understand the written representations which have been made by the parties and to inspect the property. The Tribunal does not receive any evidence at the hearing. Neither party had requested an oral hearing.

## **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.