



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

Case Reference : **LON/00AB/MNR/2025/0704**

Property : **AP 30, Barking Magistrate Ct 44-48
East St, IG11 8FA**

Tenant : **M M Arafat Rahman & Nasrin Jahan**

Landlord : **HCGB Services Ltd**

Date of Objection : **17 February 2025**

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

Tribunal : **Mr A Harris LLM FRICS FCI Arb**

**Date of Summary
Reasons** : **24 June 2025**

DECISION

**The Tribunal determines a rent of £1350 per calendar month with
effect from 15 March 2025.**

SUMMARY REASONS

Background

1. On 10 February 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 1425.00 in place of the existing rent of £ 1300 per month to take effect from 15 March 2025.
2. On 17 February 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 17 February 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 considered the written submissions provided by the Tenant. There were no written submissions from the Landlord.

Determination and Valuation

5. Having considered the rental evidence supplied by the Tenant the tribunal has also relied on our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in the condition and with the amenities the market would expect would be in the region of £1350 per calendar month/week.
6. The Tribunal determines a rent of £1350 per calendar month.

Decision

7. 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 £1350.00 per calendar month/week.
8. The Tribunal directs the new rent of £1350.00 take effect on 15 March 2025 This being the date as set out in the Landlord's Notice of Increase.

Chairman: A Harris

Date: 24 June 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.