



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

Case Reference : **LON/OOBB/MNR/2024/0689**

Property : **57 Patrick Road, Plaistow, London
E13 9QE**

Tenant : **Rana Naeem & Muqadas Yasin**

Landlord : **Dr Bindu Muthal Puredath c/o Haart
Letting Agents**

Date of Objection : **27 October 2024**

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

Tribunal Members : **Mr D Jagger MRICS
Ms J Rodericks MRICS**

**Date of Summary
Reasons** : **11 April 2025**

DECISION

**The Tribunal determines a rent of £1,615 per calendar Month with
effect from 15 November 2024.**

SUMMARY REASONS

Background

1. On the 15 October 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,100 per month in place of the existing rent of £1,550 per month to take effect from 15 November 2024.
2. The Tenants application is dated the 27 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. The Tribunal has consideration of the written submissions provided by the Tenants together with photographs, schedule of condition, the tenancy agreement and a detail of comparable properties which ranged up to £1,850 per month.. The Landlord did not provide any written evidence.

The Inspection

5. The Tribunal members inspected the property on the 11 April 2025 in the presence of the tenants and their family. The property is a Victorian mid-terrace house located in an established road with small rear garden. On the ground floor is a living room, kitchen and lean-to utility area. The first floor comprises two bedrooms and a bathroom/wc. The property is suffering from previous damp and associated mould to bathroom wall. The cause of this damp appears to have been the defective flat roof covering which has been repaired.

Determination and Valuation

6. Firstly, having consideration of our expert, general knowledge of rental values in the Plaistow area, The Tribunal considers that the open market rent for the property if it were in good marketable condition with reasonably modern kitchen and bathroom, modern services, carpets and curtains and white goods supplied by the landlord would be **£1,900** per month.
7. The Tribunal now needs to adjust this rent to allow for the damp and mould to the bathroom wall, dated kitchen and sanitary fittings, misting to window units, uneven flooring in the kitchen and damaged laminate flooring. Using its own expertise the Tribunal considers that a deduction of **£285** (approximately 15%) should be applied. This reduces the rental figure to **£1,615** per month.

Decision

8. The Tribunal therefore 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 **£1,615** per calendar month.

8. The Tribunal directs the new rent of **£1,615 per month** to take effect on the 15 November 2024. This being the date set out in the Landlord's Notice of Increase.

Chairman: Duncan Jagger MRICS

Date: 11 April 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.