



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

**Case Reference** : **LON/00BC/MNR/2025/0680**

**Property** : **Flat 1, 5 Empress Avenue, Ilford,  
Essex IG1 3DE**

**Tenant** : **Shehzad Khan**

**Landlord** : **Orient Properties Ltd**

**Representative** : **None**

**Date of Objection** : **27 January 2025**

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

**Tribunal** : **Mr D Jagger MRICS**

**Date of Summary  
Reasons** : **10 June 2025**

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**DECISION**

**The Tribunal determines a rent of £935 per calendar month with  
effect from 1 February 2025.**

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## **SUMMARY REASONS**

### **Background**

1. The Landlord served a notice dated 9 December 2024 under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,250 per month in place of the existing rent of £987.60 per month to take effect from 1 February 2025.
2. On the 27 January 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 application submitted to the Tribunal was not completed but was signed.
3. The parties did not request a hearing or inspection to determine this matter and the Tribunal agreed with this arrangement and considered this case on the basis of the limited papers provided by the parties with the assistance of Rightmove and Google Maps.

### **Evidence**

4. The Tribunal has received completed reply forms from the parties, but no specific details of comparable evidence of rental values of studio flats in the Ilford area from the parties.

### **Determination and Valuation**

5. Having consideration of our own expert, general knowledge of rental values in the Ilford area, we consider that the open market rent for the property in good lettable condition with modern fittings and services would be £1,100 per month. The Energy Performance Certificate dated 6 July 2019 states the studio flat is 27m<sup>2</sup> and has an EPC Rating of 40E which is below average.
6. Next, the Tribunal needs to adjust that hypothetical rent of £1,100 per month to allow for the damaged kitchen fittings, mould to internal walls, basic decorations, basic electric panel heating system, no white goods supplied by landlord..
7. The Tribunal has considered very carefully the information provided by the tenant. Using its own expertise, the Tribunal considers that a deduction of 15% should be applied in order to take account of the above matters. This provides a deduction of £165 per month from the hypothetical rent. This reduces the figure to £1,487.50 per month.
8. It should be noted that this figure cannot be a simple arithmetical calculation and is not based upon capital costs but is the Tribunal's estimate of the amount by which the rent would need to be reduced to attract a tenant.

9. The Tribunal determines a rent of £935 per calendar month.

**Decision**

10. 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 £935 per calendar month.

11. The Tribunal directs the new rent of £935 to take effect on the 1 February 2025. This being the date set out in the Landlord's Notice of increase.

**Chairman: Duncan Jagger MRICS**

**Date: 10 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.