



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

Case Reference : **GB/LON/00AB/MNR/2025/0682**

Property : **26 Chantress Close, Dagenham,
Essex, RM10 9YW**

Tenant : **Sasha Phoenix**

Landlord : **c/o Jacksons Lettings and Sales**

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

Tribunal : **Ian B Holdsworth FRICS
RICS Registered Valuer
John Francis QPM**

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

DECISION

**The Tribunal determines a rent of £1350 per calendar month with
effect from 1 February 2025.**

SUMMARY REASONS

Background

1. On 7 December 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 1500 in place of the existing rent of £ 1350 per month to take effect from 1 February 2025.
2. On 28 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.

Inspection

3. The Tribunal has carried out an inspection of the property on 17 October 2025. The Landlords' agent Mr Jackson and tenant Ms Sasha Phoenix attended the inspection.

Evidence

4. The Tribunal has consideration of the written submissions provided by the Tenant. They also rely upon their findings at the inspection of the property.

Determination and Valuation

5. Having consideration of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good condition would be in the region of £1,800 per calendar month/week. From this level of rent we have made adjustments to reflect tenant improvements, tenant furniture and floor coverings, dilapidation and obsolescence at the property.

6. The full valuation is shown below:

26 Chantress Close, Dagenham RM10 9YW				
Market rent calculation in accordance with Housing Act 1988 Section 13				
Market rent		£1,800.00	per month	
Disregards			Deduction per month	Deduction as %
Furnished by tenant including white goods			£90.00	5.00%
Dilapidations/Material rental matters				
Failing wooden windows, blown glazing and poor thermal efficiency			£180.00	10.00%
Poor quality kitchen fittings			£180.00	10.00%
Space heating provided by wall mounted convector heater over approximately 50% of area				
Defective immersion water heater			£270.00	15.00%
	Adjustment total		£450.00	40.00%
Adjusted Market Rent			£1,350.00	per month

Decision

8. 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 £1,350 per calendar month.

9. The Tribunal directed the new rent of £1,350 to take effect on 1 February 2025. This being the date as set out in the Landlord's Notice of Increase.

Chairman: Ian b Holdsworth Date: 18 October 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.

You can only appeal if the First-tier Tribunal decision was wrong on one or more points of law and you must say why the First-tier Tribunal was wrong in law.