



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

Case Reference : **LON/00BC/MNR/2025/0842**

Property : **35 Fairview Drive, Chigwell, IG&6HS**

Tenant : **Igor Flechivcuic**

Landlord : **Mr Dingkai Li & Mrs Lei Wen**

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

Tribunal : **Judge Shepherd and Carolyn Barton MRICS**

Date of Summary **2nd December 2025**

DECISION

The Tribunal determines a rent of £1700 per calendar month with effect from 2nd December 2025.

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SUMMARY REASONS

Background

1. The Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1900 in place of the existing rent of £1650 per calendar month to take effect from 28th June 2025.

2. Pursuant to 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 inspected the property. [CAROLINE – COULD YOU ADD A SHORT DESCRIPTION? THANKS]

Evidence

4. The Tribunal also had a hearing and considered written submissions provided by the parties.

Determination and Valuation

5. Having consideration of the comparable evidence proved by the parties and of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenantable condition is £2000 pcm.

We made deductions to reflect:

Arrangement and disrepair: 15%

Decision

6. 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 £1700 pcm.

7. The Tribunal directs that the new rent of £1700 is the new rent and for reasons of hardship it is to take effect on 2nd December 2025 .

Chairman: Judge Shepherd

2nd December 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA.