



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

<b>Case Reference</b>	<b>:</b>	<b>GB/LON/00BB/MNR/2024/0285</b>
<b>Property</b>	<b>:</b>	<b>Flat 83, Atlantic Apartments, 21 Seagull Lane, London, E16 1BZ</b>
<b>Tenant</b>	<b>:</b>	<b>Imran Sahajada</b>
<b>Landlord</b>	<b>:</b>	<b>Clarion Housing</b>
<b>Type of Application</b>	<b>:</b>	<b>Section 13 Housing Act 1988</b>
<b>Tribunal Members</b>	<b>:</b>	<b>Mr O Dowty MRICS Mr J Francis QPM</b>
<b>Date and venue of Consideration</b>	<b>:</b>	<b>25 July 2025 – 10 Alfred Place, London, WC1E 7LR</b>
<b>Date of Summary Reasons</b>	<b>:</b>	<b>29 July 2025</b>

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**DECISION**

**The Tribunal determines a rent of £1,535 per calendar month with effect from 1 May 2024.**

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**SUMMARY REASONS**

**Background**

1. On 8 March 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,615 per month in place of the existing rent of £1,410 per month to take effect from 1 May 2024.
2. 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 18 April 2024.

3. Unfortunately, at first the Tribunal's administration incorrectly recorded the date of receipt of the referral as having been 12 July 2024. This led to the Tribunal striking the case out for want of jurisdiction, in a decision dated 25 October 2024; before – in response to the tenant's seeking an appeal and clarifying the date the matter was referred to the Tribunal – setting aside that decision (and thereby reinstating the application) in a decision dated 18 November 2024.

### **Inspection**

4. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties.

### **Evidence**

5. The Tribunal has consideration of the written submissions provided by the Tenant and the Landlord.

### **Determination and Valuation**

6. 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 tenable condition would have been in the region of £1,615 per calendar month at the proposed date of increase 1 May 2024.

7. From this level of rent we have made an adjustment of 5% to reflect the lease terms at the property being less attractive to a potential tenant than would generally be expected in the market as regards internal decorations.

8. The full valuation is show below:

Market Rent	£1,615	pcm
LESS 5% Lease Terms	£80.75	
Total	£1,534.25	
<b>SAY</b>	<b>£1,535</b>	<b>pcm</b>

9. The Tribunal determines a rent of £1,535 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 was £1,535 per calendar month.

11. The Tribunal directs the new rent of £1,535 per calendar month to take effect on 1 May 2024; This being the date as set out in the Landlord's Notice of Increase.

**Chairman: Mr O Dowty MRICS**

**Date: 29 July 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.