



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

Case Reference	LON/ooBG/MNR/2025/0857
Property	Room 1, 6 Jackman House, Watts Street, London E1W 2PU
Applicant	Mr Y Firat (Tenant)
Respondent	Cloud Rooms Ltd (Landlord)
Type of Application	Determination of a Rent under section 13 of the Housing Act 1988
Tribunal Members	Judge S Brilliant Ms J Rodericks MRICS
Date and Venue of Meeting	30 September 2025 10 Alfred Place, London WC1E 7LR
Date of Written Reasons	06 October 2025

DECISION

Decision of the Tribunal

Background

1. On 12 June 2025, the tenant of Room 1, 6 Jackman House, Watts Street, London E1W 2PU ("the property") referred to the Tribunal a notice of increase of rent served by the landlord under section 13 of the Housing Act 1988.

2. The landlords' notice, which proposed a rent of £1,100 per month with effect from 01 July 2025, is dated 01 June 2025.
3. The previous rent was £735 per month.
4. The tenant holds the property under the terms of an assured shorthold tenancy dated 01 September 2025. Section 11 of the Landlord and Tenant Act 1985 applies to the lease.
5. Neither party request a hearing or an inspection.

The property

6. The property is a five bedroom flat, with tenants in the flat sharing a kitchen, toilet and one bathroom. There is no living room. The furniture provided according to the tenancy agreement includes beds, wardrobes, chests of drawers and curtains. The rent includes utilities, council tax, and cleaning said to be unsatisfactorily done.

The law

7. In accordance with the terms of section 14 of the Housing Act 1988 the Tribunal proceeded to determine the rent at which it considered that the property might reasonably be expected to be let on the open market by a willing landlord under an assured tenancy.

Valuation

8. The rental range in the immediate area for a double room is £800 per month to £1,400 per month. The top of the range is for double rooms in a modern flat with an ensuite bathroom. There is evidence of £800 per month to £950 per month for double rooms sharing facilities with two to four other people. A number have a dining kitchen and access to a garden.
9. Based on our knowledge and experience, a comparable property which was let on an assured shorthold in the condition that is considered usual for such an open market letting, would attract a rent of £800 per month.

The decision

10. The Tribunal therefore concludes that the rent at which the property might reasonably be expected to be let on the open market would be £800 per month.
11. This rent will take effect from 01 July 2025, being the date specified by the landlord in the notice of increase.

Simon Brilliant

Dated: 06 October 2025

ANNEX - RIGHTS OF APPEAL

If a party wishes to appeal this decision to the Upper Tribunal (Lands Chamber) then a written application for permission must be made to the First-tier Tribunal at the Regional office which has been dealing with the case.

- i. The application for permission to appeal must arrive at the Regional office within 28 days after the Tribunal sends written reasons for the decision to the person making the application.
- ii. If the application is not made within the 28 day time limit, such application must include a request for an extension of time and the reason for not complying with the 28 day time limit; the Tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed despite not being within the time limit.
- iii. The application for permission to appeal must identify the decision of the Tribunal to which it relates (i.e. give the date, the property and the case number), state the grounds of appeal, and state the result the party making the application is seeking.