



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

**Case Reference** : **LON/00BC/MNR/2025/0967**

**Property** : **41 Cranley Road, Ilford IG2 6A**

**Tenant  
Rahman** : **Nasima Rahman and Anisur**

**Landlord** : **Suneel Kumar**

**Date of Objection** : **10 August 2025**

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

**Tribunal** : **Ian B Holdsworth FRICS  
RICS Registered Valuer 0079475**

**Date of Summary  
Reasons** : **20 January 2026**

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**DECISION**

**The Tribunal determines a rent of £1937.50 per calendar month with  
effect from 12 September 2025.**

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## SUMMARY REASONS

### Background

1. The Landlord served a notice under Section 13(2) of the Housing Act 1988 dated 12 August 2025 which proposed a new rent of £2500 in place of the existing rent of £2300 per month to take effect from 12 September 2025.

2. On 10 August 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 did not inspect the property but considered this case on the basis of the papers provided by the parties.

### Evidence

4. The Tribunal has consideration of the written submissions provided by the Tenant and/the Landlord. There were written submissions from the parties. We have given weight to the comparable rental evidence offered by the Landlord and adjusted for property size.

### Determination and Valuation

5. Having consideration of the comparable evidence proved by the Landlord and of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in its current condition would be in the region of £2,500 per calendar month. 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:

41 Cranley Road, Ilford IG2 6A					
Market rent calculation in accordance with Housing Act 1988 Section 13					
Market rent		£2,500.00	per month		
<b>Disregards</b>			Deduction per month	Deduction as %	
part Furnished by tenant			£125.00	5.00%	
<b>Dilapidations/Material rental matters</b>					
Extensive dampness evident throughout property due to poor ventilation. Extensive wall staining.			£187.50	7.50%	
Defective roof covering			£62.50	2.50%	
Electrical defects			£62.50	2.50%	
Faulty rear patio door			£62.50	2.50%	
Defective fencing			£62.50	2.50%	
	Adjustment total		£562.50	22.50%	
Adjusted Market Rent			£1,937.50	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 £1937.50 per calendar month.

9. The Tribunal directed the new rent of £1937.50 to take effect on 12 September 2025. This being the date as set out in the Landlord's Notice of Increase.

**Chairman: Ian B Holdsworth Date: 20 January 2026**

**APPEAL PROVISIONS**

**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.**

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**.