



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

HMCTS Code (Paper, video, audio) : P: PAPERREMOTE

Case Reference : LON/00BC/MNR/2025/0895

Property : 47 Audrey Road, Ilford, IG1 2DY

Tenant : Mohammad Shafiq Qureshi

Landlord : Truptiben Patel

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

**Tribunal Member : Judge Tueje
Mrs J Rodericks MRICS**

Date of reasons : 8th December 2025

DECISION

The Tribunal determines a rent of £2,200 per month
with effect from 15th July 2025

This determination contains the Tribunal's decision, and its extended reasons for that decision

EXTENDED REASONS

Background

1. These proceedings relate to a monthly statutory periodic assured tenancy, following expiry of a fixed term agreement commencing 15th July 2017 in respect of the property known as 47 Audrey Road, Ilford, IG1 2DY (the "Property").
2. By a notice dated 10th June 2025 served under Section 13(2) of the Housing Act 1988, the landlord proposed a new rent of £2,350 per month in place of the existing rent of £2,100 per month, to take effect from 15th July 2025.

3. The rent does not include council tax and water charges
4. The statutory implied repairing obligations set out at section 11 of the Landlord and Tenant Act 1985 apply to the tenancy agreement.
5. By an application dated 14th July 2025, made 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 14th July 2025.
6. By a directions order dated 9th October 2025 the landlord and tenant were required to submit a completed Reply Form and supply any supporting documentation by 30th October 2025 and 13th November 2025 respectively. The tenant submitted his information 4 days late and filed an Order 1 form dated 19th November 2025 requesting an extension. The landlord objected and submitted the tenant's reply should be struck out.
7. By a letter dated 20th November 2025 the parties were notified that Judge O'Brien granted the tenant the extension sought and confirmed that in accordance with the parties stated positions, the Application would be determined on the papers.

Inspection

8. The Tribunal did not inspect the property; both parties indicated on their Reply Forms that they did not require a hearing or inspection. Therefore, the determination was carried out on the papers on the basis of the documentary evidence provided by the parties.
9. The subject property is an unfurnished two-bedroom terraced house, comprising 1 living room, kitchen, 2 bedrooms, 1 bathroom, a shower room with a toilet, plus a rear garden.
10. Google Street View shows the Property on a busy road which is predominantly residential, although there are some commercial units at one end of the road.

The Tenant's Evidence

11. The tenant's Reply Form states the Property has central heating and double glazing, and the landlord has supplied floor coverings, curtains and kitchen appliances (cooker, washing machine and fridge freezer). It also states there is no disrepair.
12. Ilford station is a 7-minute walk away.
13. No photographs of the Property, nor rents for comparable properties were provided.

The Landlord's Evidence

14. The landlord describes the Property as in a good condition throughout, and provided the following information regarding the Property:
 - 14.1 The living room forms part of a through lounge;
 - 14.2 The kitchen is well maintained and has all essential appliances;
 - 14.3 Bedroom is described as the master bedroom, and has fitted wardrobes;
 - 14.4 Bedroom two is a double bedroom and has fitted wardrobes;
 - 14.5 The bathroom has a modern appearance;
 - 14.6 There is a downstairs shower room with a toilet; and
 - 14.7 There is a sun room providing an additional living space.
15. The landlord's description continues that the Property is a 5-minute walk from Ilford station. There is a supermarket a 1-minute walk from the Property, and various shops are nearby on Ilford Lane, and two primary schools are also within a 5-minute walk.
16. The Tribunal also considered the landlord's comparable evidence, namely a two-bedroom house on Azalea Close, IG1 advertised at £2,300 per month. The landlord states the Property has better transport connections, is closer to schools and shops, compared to the house at Azalea Close.
17. The landlord also states that since the rent was last assessed by the Tribunal rental values have increased by 8.9%.

The Law

18. The rules governing a determination are set out in section 14 of the Housing Act 1988. In particular, the Tribunal is to determine the rent for at which the property might reasonably be expected to be let in the open market by a willing landlord under an assured tenancy, subject to disregards in relation to the nature of the tenancy (i.e. it being granted to a "sitting tenant") and any increase or reduction in the value due to the tenant's improvements or failure to comply with the terms of the tenancy.

Determination and Valuation

19. Having considered the evidence provided by the parties, based on 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 be in the region of £2,200 per month.
20. The Tribunal has also checked Google Street View, which shows that Azalea Close is a pleasant and quiet residential cul-de-sac. That is compared to the Property which, in relative terms, is on a busier road with some commercial properties at one end of the road. Audrey Road is also characterised by properties showing varying levels of maintenance, and an overall less amenable appearance compared to Azalea Close.

Decision

21. 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 £2,200 per month.
22. The Tribunal received no evidence of hardship and therefore directs the new rent of £2,200 month to take effect on 15th July 2025, being the date specified in the landlord's notice proposing a new rent.

Name: Judge Tueje

Date: 8th December 2025

RIGHTS OF APPEAL

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the Tribunal is required to notify the parties about any right of appeal they may have.

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. The application should be made on Form RP PTA available at <https://www.gov.uk/government/publications/form-rp-pta-application-for-permission-to-appeal-a-decision-to-the-upper-tribunal-lands-chamber>

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.

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.

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. **Please note that if you are seeking permission to appeal against a decision made by the Tribunal under the Rent Act 1977, the Housing Act 1988 or the Local Government and Housing Act 1989, this can only be on a point of law.**

If the First-tier Tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).