



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

Case Reference : **LON/00BC/MNR/2025/0958**

Property : **8 Merton Road, Seven Kings, Ilford,
Essex IG3 3PB**

Tenant : **Meriem Elyamino**

Representative : **None**

Landlord : **Mr M.Z. Santally & Mrs N.F. Santally**

Representative : **PSM Estates**

Date of Objection : **1 September 2025**

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

Tribunal : **Mr D Jagger MRICS**

**Date of Summary
Reasons** : **9 February 2026**

DECISION

**The Tribunal determines a rent of £2,430 per calendar month with
effect from 1 October 2025.**

SUMMARY REASONS

Background

1. The Landlord served a notice under Section 13(2) of the Housing Act 1988 dated 27 August 2025 which proposed a new rent of £2,800 per month in place of the existing rent of £1,700 per month to take effect from 1 October 2025. This being an increase of £1,100 per month.
2. On the 1 September 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.
3. On the 17 December 2025, the Tribunal prepared Directions for the conduct of the case following the preliminary issue set out below.
4. As a preliminary matter, the Tribunal had to consider whether it had jurisdiction to determine the case. In a decision dated 11 December 2025 Mr R Waterhouse determined that the rent review clause in the agreement did not preclude the Tribunal having jurisdiction to consider the rent under Section 13 of the Housing Act 1988.
5. The parties did not request a hearing or an inspection, and the Tribunal agreed with this arrangement. Therefore, this case was considered on the basis of the papers provided by the parties with the assistance of Rightmove and Google Maps.

Evidence

6. The Tribunal received completed witness statements from the landlord and tenant. The tenant also produced photographic evidence in connection with the condition of the property and a hand written floor plan showing the layout. Both parties submitted a schedule of comparable rental values in the area.

Determination and Valuation

7. Having consideration of the extensive evidence provided by the parties and our own expert, general knowledge of rental values in the Seven Kings area, we consider that the open market rent for the property in good lettable condition with modern fittings and services would be **£2,700** per month.
8. Next, the Tribunal needs to adjust that hypothetical rent of £2,700 per month to allow for the damp and mould, no white goods provided by the landlord and the compromised layout on the ground floor with the landlord retaining the front reception room. (studio flat).

The Tribunal has considered very carefully the information provided by the tenant and the findings during the inspection. Using its own expertise, the Tribunal considers that a deduction of 10% should be applied in order to take account of the above matters. This provides a deduction of £270 per month from the hypothetical rent. This reduces the figure to £2,430 per month.

9. It should be noted that this figure cannot be a simple arithmetical calculation and is not based upon capital costs but is the Tribunal's estimate of the amount by which the rent would need to be reduced to attract a tenant.

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 in its current condition was **£2,430** per calendar month.

11. The tenant made an application to the Tribunal under s14(7) This provision allows the Tribunal to defer the date of increase to the date of determination if it appeared to the Tribunal that it would cause hardship to the tenant. The tenant confirmed she is a single mother with three children and that an increase in rent would cause significant hardship. The Tribunal has considered this request and on the balance of the evidence provided and the decision of the Tribunal concludes that there is insufficient substantiation to show such undue hardship

12. The Tribunal directs the new rent of £2,430 per month to take effect on the 1 October 2025. This being the date in the Landlord's notice.

Chairman: Duncan Jagger MRICS

Date: 9 February 2026

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 subsequent application for permission to appeal should be made on Form RP PTA.