

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/OOAM/MNR/2025/1043
Property	Flat 24, Refinery House, 16 Tandy Place, London, E20 3AR
Tenant	Utkarsha Mehdiratta
Tenant's Representative	In person
Landlord	Places for People Homes Ltd
Landlord's Representative	Touchstone Residency (Managing Agents)
Date of Application	1st December 2025
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	J. A. Naylor FRICS FTPI Valuer Chair
Date of Decision	20th March 2026
Rent Determined	£2,500.00
Date the new rent takes effect	1st December 2025

REASONS FOR THE DECISION

Background

1. On 23rd October 2025, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,500 per calendar month (pcm) in place of the existing rent of £2,300 pcm to take effect from 1st December 2025.
2. On 1st December 2025, following an initial application dated 27th October 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. The assured tenancy commenced on 15th November 2024, for a term of one year. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. As per section 11 of the Landlord and Tenant Act 1985.

Services Charges or furniture provided by Landlord (other than carpets and curtain and white goods specified below) and the costs relating to the same.

5. Various items of new furniture and white goods in sufficient number to constitute a fully furnished property .

Liability for Council Tax

6. The Tenants are responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Inspection/Hearing

7. Neither party requested an oral hearing. The Tribunal has considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise.

The Property

8. The Property is a ground floor self-contained third floor flat, offering the following accommodation:

Internally : Lounge, bedroom, kitchen, bathroom, utility room.

Externally : Balcony, communal gardens, but no garage or parking space.

Services

The Property benefits from central heating and double glazing.

The Property is situated in a relatively popular location, close to transport and shopping facilities.

Evidence

9. The Tribunal's Reply forms were returned by the Tenant and the Landlord.
10. Additional submissions were also received from the Tenant and Landlord.

The Tenant.

11. The Tenant made the following comments:

In respect of the reply form: The Tenant confirmed that they require neither a hearing, nor an inspection of the property. They provide broad details of the accommodation and the furniture provided by the landlord at commencement of the tenancy. They confirm that the property has central heating and double glazing, that carpets, curtains and white goods were provided by the Landlord. They advised that the property has a balcony and communal gardens, but no parking space.

By way of further submissions:

In terms of rental evidence, the Tenant has provided screenshots of internet sites, taken on 3rd February 2026, all of one bedroom flats. The majority are in modern blocks. They reflect rents between £2,150 per month and £2,400 per month.

The Landlord

12. The Landlord made the following comments :

In respect of the reply form : The Landlord confirmed that they require neither a hearing, nor an inspection. They also provided details of the basic accommodation and furniture that was provided at commencement of the tenancy. They advised that there is a utility room and that the property benefits

from central heating, double glazing, carpets, curtains, and white goods, with a balcony externally.

13. In terms of rental evidence, the Landlord had provided a Best Price Guide document, being a market report from Rightmove detailing a number of comparables of one-bedroom flats ranging from £2,500 to £2,800 per month. A copy of the inventory taken at commencement of the tenancy is also provided .

Determination and Valuation

14. In consideration of the evidence provided the Tribunal makes the following comments :
15. Both the Landlord and the Tenant have provided comparable evidence, which this Tribunal has taken into consideration.
16. There appeared to be few, if any, defects affecting the property and thus, no adjustment in this respect has been made.
17. Relying on its own expert, general knowledge of rental values in the area, and the evidence provided by the Landlord and tenant the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £2,500 per month.

Undue hardship

The Tribunal has received no submissions in relation to hardship.

The Law

When determining a market rent in accordance with the Housing Act 1988 Section 13 regard must be had to all of the circumstances (other than personal circumstances) including the age, location and state of repair of the property, matters contained within the rent, repairing obligations, etc. This means that issues such as the tenant's ability to pay the rent or bills associated with the property are not a consideration for the tribunal in assessing the rent. They can however affect the date from which the Tribunal consider the rent is payable

18. The new rent takes effect from the date specified in the Landlord's Notice of Increase unless that would cause undue hardship to the tenant. In cases of undue hardship, the Tribunal has a discretion to fix a later starting date up to the date a Tribunal makes its determination.

19. The Tribunal considers that for the increase to take effect from the date in the Landlord's Notice would not cause undue hardship and accordingly sets the starting date for the new rent at 1st December 2025.

Decision

20. **Therefore, the Tribunal determines the market rent at £2,500 per month with effect from 1st December 2025.**

Chairman: J. A. Naylor FRICS FTPI

Valuer Chairman

Date: 20th March 2026

APPEAL PROVISIONS

If either party is dissatisfied with this decision, they may apply for permission to appeal to the Upper Tribunal (Lands Chamber) on any point of law arising from this Decision. Prior to making such an appeal, an application must be made, in writing, to this Tribunal for permission to appeal. Any such application must be made within 28 days of the issue of this statement of reasons (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013) stating the grounds upon which it is intended to rely in the appeal.