FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	:	**GB/LON/00BC/MNR/2025/0951**
Property	:	**41 Homefield Avenue, Newbury Park, Ilford, Essex, IG2 7JG**
Tenant	:	**Elleen Riches**
Representative	:	**None**
Landlord	:	**Executors of W.J. King**
Representative	:	**Glenny**
Date of Objection	:	**28 August 2025**
Type of Application	:	**Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal	:	**Mr D Jagger MRICS** **Mr O Miller**
Date of Summary Reasons	:	**30 January 2026**

DECISION

The Tribunal determines a rent of £1,100 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 21 May 2025 which proposed a new rent of £1,200 per month in place of the existing rent of £600 per month to take effect from 1 October 2025. This being an increase of £600 per month. A double of the existing monthly rent.

2. On the 28 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.

3.On the 31 October 2025, the Tribunal prepared Directions for the conduct of the case.

4. The parties did not request a hearing. The tenant, however asked for an inspection to determine this matter 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, Google Maps and the inspection.

Evidence

5. The Tribunal has received completed witness statements from both the Tenant and the Landlord. The landlord also provided evidence in connection with comparable rental values in the area.

The Inspection

6. The Tribunal inspected the property on the afternoon of 30 January 2026 in the presence of the tenant. The property is a 1930s mid terrace two storey house with parking on the frontage. The property is located in an established residential area close to local amenities and underground station.

Determination and Valuation

7. Having consideration of the evidence provided by the parties and our own expert, general knowledge of rental values in the Newbury Park area, we consider that the open market rent for the property in good lettable condition with modern fittings and services would be **£2,200** per month.

8. The Tribunal received submissions from the tenant regarding the condition of the property, using its own expertise, the inspection and this evidence, we consider a significant of deduction of 50% should be made which equates to **£1,100** per month should be applied to take into account the substantial tenants improvements to the property since 2020. Essentially, what you see in the property has been installed and provided by the tenant. Therefore, the

Tribunal is place in the position to determine a rental value based upon the condition of the property without these significant improvements. This figure cannot be a simple arithmetical calculation and is not based on 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

9. 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 **£1,100** per calendar month.

10. The Tribunal directs the new rent of £1,100 per month to take effect on the 1 October 2025. This being the date in the Landlord's notice.

Chairman: Duncan Jagger MRICS **Date: 30 January 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.