



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

|                                      |          |                                                    |
|--------------------------------------|----------|----------------------------------------------------|
| <b>Case Reference</b>                | <b>:</b> | <b>LON/00AR/MNR/2025/0051</b>                      |
| <b>Property</b>                      | <b>:</b> | <b>127 North Hill Drive,<br/>Romford RM3 7AF</b>   |
| <b>Applicant</b>                     | <b>:</b> | <b>Sadia Tarafder (Tenant)</b>                     |
| <b>Representative</b>                | <b>:</b> | <b>None</b>                                        |
| <b>Respondent</b>                    | <b>:</b> | <b>Metropolitan Crown Agent Ltd<br/>(Landlord)</b> |
| <b>Representative</b>                | <b>:</b> | <b>None</b>                                        |
| <b>Type of Application</b>           | <b>:</b> | <b>Section 13(4) Housing Act 1988</b>              |
| <b>Tribunal Members</b>              | <b>:</b> | <b>N Martindale FRICS</b>                          |
| <b>Date and venue of<br/>Hearing</b> | <b>:</b> | <b>10 Alfred Place London WC1E 7LR</b>             |
| <b>Date of Decision</b>              | <b>:</b> | <b>28 April 2026</b>                               |

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**REASONS FOR DECISION**

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**Background**

- 1 The First Tier Tribunal received an application dated 21 December 2025 from the tenant of the Property, regarding a notice of increase of rent served by the landlord, under S.13 of the Housing Act 1988 (the Act).
- 2 The notice, dated 14 November 2025, proposed a new rent of £2000 per calendar month with effect from and including 1 January 2026. The passing rent was said to be £1850 pcm.

- 3 The tenancy is an assured periodic monthly tenancy. A copy of the last tenancy agreement was provided. The original tenancy ran from 10 November 2022, now holding over.
- 4 Directions were issued for representations on the substantive issue of the new rent. Neither party requested a hearing. The Tribunal does not routinely carry out inspections.
- 5 The Tribunal carefully considered and noted such representations as it received from both parties and the location layout size and condition of the Property and other available and let comparable properties nearby.

### **Property**

- 6 The Property is three-bedroom 2 level terraced house, from the 1960's. The terrace is in an established residential road in LB Havering.
- 7 Accommodation is on two levels, 3 bedrooms, living room, kitchen bathroom/wc, double glazing, central heating. The building has fair faced brick external walls and a double pitched hipped concrete tiled roof over. (Google Streetview October 2022). There was no furniture, but fridge and freezer were included as white goods. The tenant had experienced an unfinished garden for some months. It was unclear if this was still the case at the valuation date. The tenant had paid the landlord separately towards its clearance in former years.

### **Law**

- 8 In accordance with the terms of S14 of the Housing Act 1988 we are required to determine the rent at which we consider the property might reasonably be expected to let in the open market, by a willing landlord, under an assured tenancy, on the same terms as the actual tenancy; ignoring any increase in value attributable to tenant's improvements and any decrease in value due to the tenant's failure to comply with any terms of the tenancy. Thus, the Property falls to be valued as it stands; assuming it to be in reasonable internal decorative condition.

### **Decision**

- 9 Based on the Tribunal's own general knowledge of market rent levels in LB Havering determines that the subject Property would let on a normal Assured Shorthold Tenancy (AST) term, for £2000 per calendar month fully fitted and in good order. The Tribunal, from the evidence available, found that the Property had no significant defects or disadvantages beyond the market norm. For this reason, the Tribunal makes no deductions from this starting figure.
- 10 The new rent will therefore be £2000 per calendar month with effect from the date in the Landlord's Notice. **The Landlord is not obliged to charge this sum and may charge a significantly**

**lower rent as a result of their own choice, policy, or governmental regulation. They may not however, charge a rent in excess of it.**

**Name: N. Martindale FRICS Date: 28 April 2026**

### **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 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 decision to the person making the application (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rule 2013).

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.

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