

Notice of the Tribunal Decision and Register of Rents under Assured Periodic Tenancies (Section 14 Determination)

Housing Act 1988 Section 14

Address of Premises

47 (GF Flat) Haldane Road
East Ham
London E6 3JH

The Tribunal members were

Mr N Martindale FRICS

Landlord

Waqas Ajmal

Address

Tenant

Marita Birgale

1. The rent is:£

1250

Per

Calendar
month

2. The date the decision takes effect is:

1 May 2026

*3. The amount included for services is

Per

*4. Service charges are variable and are not included N/A

5. Date assured tenancy commenced

1 February 2023 (1 year)

6. Length of the term or rental period

Calendar monthly periodic

7. Allocation of liability for repairs

Per tenancy

8. Furniture provided by landlord or superior landlord

None. White goods of washing machine and fridge etc. in use are the landlords

9. Description of premises

Property is a self contained flat 2 room, kitchen bathroom/wc. It appears to form part of a the former 1900's semi detached house at this address (Google Streetview April 2022) Reportedly converted without planning permission and building control and likely sub-standard. There is no off road parking, there are on street restrictions. Double pitched tiled main roof. A number of historic issues, now largely resolved at the AVD.

The Landlord may charge a rent up to but, not in excess off the figure shown at box 1.

Chairman

N Martindale

Date of Decision

6 May 2026