	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**LON/00AM/MNR/2026/0029**
Property	**34 Refinery House, 16 Tandy Place, London, E20 3AR**
Tenant	**Miss Adejisola Omibiyi, Miss Anna Afolabi & Miss Yasmin Osman**
Tenant's Representative	**In Person**
Landlord	**Places for People Homes Ltd**
Landlord's Address	**C/O Touchstone Corporate Property Services Limited, 2 Crescent Office Park, Clarks Way, Bath, BA2 2AF**
Landlord's Representative	**Touchstone Corporate Property Services Limited**
Date of Application	**8 December 2025**
Type of Application	**Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Mr A Harris LLM FRICS** **Ms C Barton MRICS**
Date of Decision	**15 May 2026**
Rent Determined	**£3500.00 per calendar month**
Date the new rent takes effect	**1 January 2026**

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REASONS FOR THE DECISION

Background

1. On 5 November 2025, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £3500.00 per calendar month (pcm) in place of the existing rent of £3353.00 pcm to take effect from 1 January 2026.

2. On 5 December 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 which was received on 8 December 2025. The application was made in time.

3. The assured tenancy commenced on 1 November 2021 for a term of 12 months. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

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

5. Carpets, curtains and white goods are supplied by the Landlord.

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 or an inspection. 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 4th floor flat in a modern purpose-built block consisting of a kitchen/living area with balcony, 3 bedrooms, bathroom and storage rooms. The washer and dryer are in the hallway.

Evidence

9. Both the Tenant and the Landlord returned the Tribunal's Reply forms and provided extensive comparable details.

The Tenant.

10. The Tenant made the following comments:

    a) The window catch in the living room is defective

11. In terms of rental evidence, the Tenant had provided a Rightmove Best Price Guide supplied by the Landlord with comments suggesting the rents are inflated and properties listed available at lower rents. Rents are dropping in the area. A Rightmove rent tracker sheet was also supplied listing various properties at rents ranging from £3117 pcm to £3600 pcm with most lying between these figures.

The Landlord

    a) The Landlord also supplied a Rightmove Best Price Guide showing properties available and also let. Rents ranged from £3500 pcm to £3700 with most at the lower figure.

Determination and Valuation

12. This is a modern property providing a good standard of accommodation in an area with a considerable number of flats which will inevitably have some turnover of occupants so that there will always be a stock of property on the market. There are also differences in the various blocks as to services provided such as a concierge and in some cases parking.

13. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the parties, the Tribunal considers that the market rental of the subject Property would be in the order of £3500 pcm. This is the rent we would expect the property to let for in the open market.

Undue hardship

14. 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.

15. There is no evidence of hardship in this case.

16. In the absence of evidence to the contrary 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 as 1 January 2026.

Decision

17. Therefore, the Tribunal determines the market rent at £3500.00 per calendar month with effect from 1 January 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.