



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

Case Reference : **LON/00BB/MNR/2025/0932**

Property : **17 Elgar Close, Plaistow,
London, E13 9EW**

Tenant : **Mr Muhammed Anees**

Landlord : **GB Properties Ltd**

Date of Objection : **17 August 2025**

Type of Application : **Determination of a Market Rent
sections 13 & 14 of the Housing Act
1988**

Tribunal : **Mr C Norman FRICS
Ms Carolyn Barton MRICS**

**Date of Summary
Reasons** : **8 May 2026**

DECISION

**The Tribunal determines a rent of £1,300 per calendar month with
effect from 18 August 2025.**

SUMMARY REASONS

Background

1. On 15 July 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 1,300 in place of the existing rent of £ 1,160 per month to take effect from 18 August 2025.

2. On 15 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. The Tenant's referral was incorrectly dated 15 October 2025 but was received by the Tribunal on 17 August 2025.

Inspection

3. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties.

Evidence

4. The Tribunal has considered the written submissions provided by the Tenant in their application form and the Reply from the Landlord.

Determination and Valuation

5. Having consideration of the comparable evidence proved by the parties and of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in its current condition would be in the region of £1300 per calendar month. We do not consider that any adjustments are necessary.

6. The full valuation is shown below:

Market Rent	£1,300 per calendar month
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7. The Tribunal determines a rent of £1,300 per calendar month

Decision

8. 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 was £1,300 per calendar month.

9. The Tribunal directs the new rent of £1,300 per month to take effect on 18 August 2025 This being the date as set out in the Landlord's Notice of Increase.

Chairman: Mr C Norman FRICS **Date:** 8 May 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.