

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00BC/MNR/2026/0161
Property	18 Blacksmiths Close, Chadwell Heath Romford Essex RM6 4XE
Tenant	Mr Charlie Dabner Meakin & Miss Tatjana Vaikule
Tenant's Representative	None
Landlord	Househunter Ltd
Landlord's Address	32 Goodmayes Road, Ilford, Essex IG3 9UN
Landlord's Representative	None
Date of Application	25 March 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr D Jagger MRICS Mr S Dhanani
Date of Decision	29 May 2026
Rent Determined	£1,100 per calendar month
Date the new rent takes effect	30 June 2026.

REASONS FOR THE DECISION

Background

1. On 18 February 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,200 per calendar month (pcm) in place of the existing rent of £1,050 per month to take effect from 30 June 2026. This being an increase of £150.
2. On 8 April 2026, 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. It is stated that the assured tenancy commenced on the 30 June 2025. The Tribunal were presented with a copy of the agreement at a passing rent of £1,050 per month. The tenancy was for a term of 12 months; therefore, this is a statutory tenancy agreement.

Allocation of Repairs between Landlord and Tenant.

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

Services Charges or furniture provided by Landlord:

5. No furniture supplied by the landlord.
6. No service charges.

Liability for Council Tax

7. The Tenant is responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Any other terms of the tenancy taken into consideration in determining the rent.

8. It is assumed; there are none.

Inspection/Hearing

9. The parties did not request a hearing or inspection.
10. The Tribunal has therefore, considered this case on the basis of the papers, together with the papers provided by the parties, Rightmove, and its own knowledge and specialist expertise.

The Property

11. The Property is a purpose built ground floor studio flat forming part of a three storey block built in 1986 with communal areas and staircase to upper floors. The accommodation comprises, bedroom/living room, kitchen and bathroom. The flat has an EPC Rating of E which is below average and a stated floor area of 27m². The property has electric storage heating, double glazed windows and white goods.

Outside: The property has brick elevations under a pitched and tiled roof. There is a communal garden and non allocated communal parking area

The Property is situated in an established residential area close to local amenities and Chadwell Heath station

Evidence

12. Both parties returned the Tribunal's completed Rent Appeal Statements together with helpful photographs and comparable evidence of recent lettings in the Chadwell Heath area. The bundle extended to 449 pages which provided duplicate photographs and WhatsApp texts between the parties.

The Tenant.

13. In the written evidence the Tenant made the following comments:
 - a) There is disrepair to the flat which is evidenced by the photographs
 - b) The comparable evidence ranged from £900- £1250 for studio and one bedroom flats.
 - c) The property is a studio flat and not a one-bedroom flat.

The Landlord.

14. The Landlord provided the following evidence.

- a) The landlord provided comparable evidence of studio flats which ranged between £1200-£1250 pcm which fully supported the proposed increase.

Determination and Valuation

15. Relying on its own expert, general knowledge of rental values in the Feltham area together with the comparable evidence provided by the landlord and tenant, the Tribunal considers that the market rental of the subject property modernised and in good condition would be in the order of £1,150 per month. This is the rent we would expect the property to let for in the open market including having white goods and curtains provided by the landlord.
16. From this level of rent, the Tribunal has made the following adjustments in relation to the following:
- a) The photographs confirm there is some mould and damp to the flat. The sanitary fittings and kitchen units appear in satisfactory condition
16. The Tribunal has considered very carefully this information and using its own expertise considers that a deduction of £50 should be applied in order to take account of the above matters. It should be noted that this figure cannot be a simple arithmetical calculation and is not based upon capital costs but is the Tribunal's estimate of the amount by which the rent would need to be reduced to attract a tenant.

The full valuation is shown below:

Starting Rent	<u>£1,150</u>
---------------	---------------

Less

a) Items given under a) above	£50
-------------------------------	-----

Market rent	£1,100 pcm
-------------	------------

Decision

17. Therefore, the Tribunal determines the market rent at £1,100 per calendar month with effect from the 30 June 2026 being the date of the Landlord's notice.

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.