

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00BC/MNR/2026/0186
Property	72 Aragon drive, Hainault, Essex, IG6 2TN,
Tenant	Emma Curtis
Tenant's Representative	None
Landlord	Dilip and Anjana Patel
Landlord's Address	28 Avenue Road, Chelmsford, Essex CM2 9TY
Landlord's Representative	None
Date of Application	12 February 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	£2,100 per calendar month
Date the new rent takes effect	20 March 2026.

REASONS FOR THE DECISION

Background

1. On 6 February 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,200 per calendar month(pcm) in place of the existing rent of £1,900 per month to take effect from 20 March 2026. This being an increase of £250.
2. On 19 March 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 in May 2021. The Tribunal, however were not presented with a copy of the 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.

9. The parties did not request a hearing. However, the tenant made a request to the Tribunal for an inspection. This request was considered and on the 5 May 2026, and determination was made to refuse such an inspection as there was sufficient evidence to consider the condition of the property.

Inspection/Hearing

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 an extended 1930's built semi-detached house. The accommodation comprises, three bedrooms, living room, kitchen and bathroom. The house has an EPC Rating of D which is average and a stated floor area of 103m². The property has gas central heating, double glazed windows and carpets and floor coverings.

Outside: The property has render elevations under a pitched and tiled roof. There is a rear garden and roadside parking.

The Property is situated in an established residential area close to local amenities and Hainault underground station.

Evidence

- a. The parties returned the Tribunal's completed Rent Appeal Statements together with helpful photographs and comparable evidence of recent lettings in the Ilford area.

The Tenant.

12. In the written evidence the Tenant made the following comments:
 - a) The tenant considers a realistic rent increase would be £2,000 pcm
 - b) The property is in a poor state of repair with cracked plaster to the walls, damaged kitchen units, corrosion to radiators, damaged paved patio, misted double glazing units, stained carpets.

- c) Evidence of three comparable lettings ranged from £1700-£2000 pcm

The Landlord.

13. The Landlord provide the following evidence.

- a) The landlord provided comparable evidence of three properties which ranged between £2250-£2300 pcm which fully supported the proposed increase. The Tribunal noted that this evidence was for houses in Ilford and not Hainault. Therefore, limited weight is placed on these.

Determination and Valuation

14. Relying on its own expert, general knowledge of rental values in the Hainault 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 £2,200 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.
15. From this level of rent, the Tribunal has made adjustments in relation to the following:
- a) The general condition of the property based upon the photographic evidence and the tenant's submissions
16. The Tribunal has considered very carefully this information and using its own expertise considers that a deduction of £100 should be applied in order to take account of the 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>£2,200</u>
<u>Less</u>	
Items given under a) above	£100

Market rent

£2,100 pcm

Undue hardship

17. 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.
18. The tenant has stated that she receives Universal Credit and is a single mother with two children. For these reasons any increase in rent will cause financial hardship. On the basis of the evidence supplied by the tenant, the Tribunal considers that there is not sufficient evidence to show this will not cause undue hardship and accordingly sets the starting date for the new rent as 20 March 2026.

Decision

19. Therefore, the Tribunal determines the market rent at £2,100 per calendar month with effect from the 20 March 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.