

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00BB/MNR/2025/1039
Property	106 Stratford Road, London E13 0JW
Tenant	AGM Al Aminur Rahman & Mrs Happy Rahman
Tenant's Representative	None
Landlord	Bernard Reddan
Landlord's Address	40 Blackacre Road, Theydon Bois, Essex CM16 7LU
Landlord's Representative	None
Date of Application	3 November 2025
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr D Jagger MRICS
Date of Decision	18 May 2026
Rent Determined	£2,050 per calendar month
Date the new rent takes effect	5 November 2025.

REASONS FOR THE DECISION

Background

1. On 2 October 2025, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,150 per calendar month(pcm) in place of the existing rent of £1,850 per month to take effect from 5 November 2025. This being an increase of £300.
2. On 3 November 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.
3. It is stated that the assured tenancy commenced on the 5 November 2024, The Tribunal were presented with a copy of the agreement at an initial passing rent of £1,850 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 was provided 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/inclusive 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. Neither party requested an oral hearing or inspection.
10. The Tribunal has considered this case on the basis of the papers, together with the papers provided by the parties, Rightmove, Google Maps and its own knowledge and specialist expertise.

The Property

11. The Property is an extended end of terrace Victorian house. The accommodation comprises, three bedrooms, 2 living rooms, kitchen and bathroom. The house has an EPC Rating of D which is average, and it is stated in the EPC report the floor area is 97m².

Outside: The property has rendered elevations under an inverted pitched roof. There is a small concrete surfaced rear garden and roadside parking.

The Property is situated in an established residential area adjacent Portway Primary School close to local amenities.

Evidence

12. The tenant returned the Tribunal's completed Rent Appeal Statement together with helpful photographs and floor plan. The landlord provided written submissions together with details of comparable evidence of rental values in the area.

The Tenant.

13. In his written evidence the Tenant made the following comments:
 - a) Improvements undertaken by the tenant include : kitchen door, lavatory repairs, cleaning carpets, painting and decoration.
 - b) The photographic evidence shows gapping to the laminate flooring, the dated lavatory and the small garden with unattractive concrete surface and steel railings.
 - c) The tenant states in the reply form he provided carpets, curtains and white goods. Limited weight can be given to this statement as there was limited evidence.

The Landlord

14. The Landlord made the following comment:

- a) The landlord states that the kitchen units have been renewed in recent years, upgrade of the sanitary fittings and regular maintenance of the property.
- b) The landlord provided details of four recently let properties in the general area, setting out a rental valuation range of £2,200-£2750 per month which fully supports the proposed increase of @,2,150 per month.

Determination and Valuation

- 15. Relying on its own expert, general knowledge of rental values in the Plaistow area together with the comparable evidence provided by the landlord, the Tribunal considers that the market rental of the subject Property modernised and in good condition would be in the order of £2,250 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 adjustments in relation to the following:
 - a) The property has a poor garden compared to the comparable evidence.
 - b) The general condition of the property and laminated flooring based upon the photographic evidence.
- 17. The Tribunal has considered very carefully this information and usings its own expertise considers that a deduction of £200 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

£2,250

Less

a) Items given under a) above

£200

Market rent

£2,050 pcm

Decision

18. Therefore, the Tribunal determines the market rent at **£2,050 per calendar month** with effect from the **5 November 2025**, 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.