



FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference : LON/00BG/MNR/2026/0113

Property : 11 Mcausland House
40 Wrights Road, Bow
London E3 5LF

Applicant : Rahibul Chowdhury
Ummay Chowdhury
(Tenants)

Representative : None

Respondent : Jennifer Bangura
(Landlord)

Representative : Lawhive Legal Ltd
(Solicitors)

Date of Application : 9 March 2026

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

Tribunal Members : Mr N. Martindale FRICS
Mr O Miller

Date of Decision : 28 May 2026

Rent Determined : £2750 per calendar month

Date of new rent start : 11 March 2026

REASONS FOR DECISION

Background

- 1 A landlord's notice dated 20 January 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £2750 per calendar month in place of the passing rent of £1920 pcm, to take effect from 11 March 2026.

- 2 At a date, prior to the effective date, under S.13(4)(a) Housing Act 1988 the tenant referred the landlord's notice proposing a new rent, to the Tribunal for determination.
- 3 The assured tenancy is now calendar monthly periodic.

Allocation of Repairs between Landlord and Tenant

- 4 As per S.11 Landlord and tenant Act 1985.

Landlord's Service Charges and Furniture provided and costs.

- 5 Landlord supplied white goods to kitchen and floor coverings. No furniture.

Liability for Council Tax

- 6 Tenant.

Other relevant terms of tenancy

- 7 None

Inspection and Hearing

- 8 An inspection is not routinely carried out. The Tribunal is content that it has sufficient information on the Property, its condition and on comparables, from a combination of the written and photographic representations received and from its own knowledge and specialist expertise.

Property

- 9 There was no inspection. The Property is a 1960's maisonette purpose built in a Building with 4 levels of similar maisonettes. The Property is accessed from the communal balcony on the second floor and from within the third floor. The accommodation consists of 3 bedrooms, living room, kitchen, bathroom, WC set on 2 levels with central space and water heating. There are communal internal and open balcony access areas for the Property and other flats in the Building, each served by communal stairs and hallways, with small communal external areas and access. There are on street parking restrictions. It is within an established residential area, with mainly flats purpose built of a similar age and construction. (Google Streetview September 2025).
- 10 The Property appears to be part of a traditional brick construction on a concrete frame, with brick wall finishes and glass and composite infill panels under what appears to be a main flat roof above. The Building It appears in fair condition. There are PVCu double glazed windows.

Evidence

- 11 The Tribunal received completed Form 1 and 1b from the tenant. Form 1a from the landlord was received. The Tribunal is grateful for such information as was provided by one or both of the parties.

Tenant

- 12 The tenant referred to the notice being defective in that the rent increase was excessive. The tenant referred to photographs of the Property interior and of the communal areas, included.
- 13 The tenant also provided summary details of some other 3 bedroom flats or maisonettes in Bow. These were undated. They referred to asking rents for nearly 10No. local properties of between £1995 to £2390 for 3 bedroom properties in Bow in areas E3, E14 and E15. These were said to be let or to let at or around the date of their application preparation.
- 14 The tenant said they had already offered £2350 pcm but, suggested that a new rent of between £2100 to £2300 pcm would be enough.

Landlord

- 15 The Tribunal received brief representations from the landlord in Form 1a. These included their reference to valuation work completed by City Move (Properties Ltd Agents). They cited 3No. rents ranging from £2600 to £3050 pcm from those currently or recently available early in 2026 in support of the new rent of £2750 pcm.

Law

- 16 In accordance with the terms of S.14 of the Act we are required to determine the rent at which we consider the property might reasonably be expected to let in the open market, by a willing landlord, under an assured tenancy, on the same terms as the actual tenancy; ignoring any increase in value attributable to tenant's improvements and any decrease in value due to the tenant's failure to comply with any terms of the tenancy. Thus the Property falls to be valued as it stands; but assuming that the Property to be in a reasonable internal decorative condition.

Valuation

- 17 The Tribunal found no issue with the notice.
- 18 The Tribunal finds both the tenant's and landlord's comparables, said to be let or to let around in early 2026, helpful though it could not discern the dates of the properties availability from the tenants representations. From these and from the Tribunal's own general

knowledge of market rent levels in and around Tower Hamlets it determines that the subject Property would let on normal Assured Shorthold Tenancy (AST) terms, for £2750 pcm, fully fitted and in good order. This is the rent we would expect the Property to let for in the open market if it was in the same condition as comparable properties including landlord's white goods carpets and curtains.

- 19 From the representations the Tribunal found that there were no issues significant enough to justify any adjustment from this starting figure. The new rent is therefore £2750 pcm.

Undue Hardship

- 20 Any Hardship has to demonstrably 'undue'. Though Hardship was sought by the tenant in their application, insufficient information and supporting documentation was provided to consider it further. The reporting of elements of disrepair to the local authority and the service a notice to quit are not factors that the Tribunal takes into account in setting the new rent.

Decision and effective start date

- 21 The starting date of the new rent of £2750 pcm is from and including 11 March 2026.
- 22 Although the landlord is not obliged to charge this rent and may charge a significantly lower rent as a result of their own choice, policy, or governmental regulation; they may not charge more than this figure.

Chairman N Martindale FRICS

Date 28 May 2026

Rights of appeal

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the tribunal is required to notify the parties about any right of appeal they may have.

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 decision to the person making the application (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rule 2013).

If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not complying with the 28 day time limit; the tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

The application for permission to appeal must identify the decision of the tribunal to which it relates (i.e., give the date, the property, and the case number), state the grounds of appeal and state the result the party making the application is seeking.

If the tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).