

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AM/MNR/2025/0999
Property	9 Waterden Road, Hackney, London, E20 3AN
Tenant	Makarem Kwsai & Ryan Licchelli
Tenant's Representative	None
Landlord	Places for People Homes Ltd
Landlord's Address	2 Crescent Office Park, Clarks Way, Bath BA2 2AF
Landlord's Representative	Touchstone Corporate Property Services Limited
Date of Application	30 December 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	9 June 2026
Rent Determined	£2500 per calendar month
Date the new rent takes effect	1 October 2025.

REASONS FOR THE DECISION

Background

1. On 9 July 2025, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,500 per calendar month(pcm) in place of the existing rent of £2,250 to take effect from 1 October 2025. This being an increase of £250 per month. (approximately 11%)
2. On 30 December 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. The assured tenancy commenced on the 2 September 2024 for a term of 12 months. The passing rent was £2,250 per month.

Allocation of Repairs between Landlord and Tenant.

4. *As per section 11 of the Landlord and Tenant Act 1985.*
5. No service charges paid by the tenant or furniture provided by the landlord. The property was let with fitted floor coverings and white goods in the kitchen.

Liability for Council Tax

6. 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.

7. None

Inspection/Hearing

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

The Property

10. The Property is a purpose built ground floor flat forming part of a five storey block constructed in 2021 offering the following accommodation: living room, kitchen, bathroom and bedroom. The flat measures approximately 67m² and has an EPC Rating of B. The block has brick elevations under a flat roof with communal areas. The Property benefits from central heating and has UPVC double glazed windows. The Property is situated close to the Queen Elizabeth Olympic Park and Hackney Wick station.

Evidence

11. Both the Tenant and the Landlord returned the Tribunal's Reply forms.

The Tenant.

12. The Tenant made the following comments:
 - a) There are ongoing maintenance issues with the boiler, kitchen and bathroom.
 - b) The tenant contends that the proposed rent increase is not proportionate.

The Landlord

13. The Landlord made the following comment:
 - a) A schedule of comparables in the form of a "Rightmove Best Price Guide" covering an area of 0.25 miles (all one bedroom flats) was presented to the Tribunal which ranged from £2,500-£2,800.

Determination and Valuation

14. Relying on its own expert, general knowledge of rental values in the area, and the comparable evidence provided by the landlord, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £2,500 per month. This is the rent we would expect the property to let for in the open market if it was in the same general condition as the comparable properties including having white goods and curtains provided by the landlord.

15. From this level of rent, the Tribunal has made no adjustments.
16. Therefore, the Tribunal determines the market rent at **£2,500 per calendar month** with effect from the **1 October 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.