

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00BB/MNR/2026/0142
Property	Flat 96 Central House, 32-66 High Street, London, E15 2NY
Tenant	James McDermott and Maisie Young
Tenant's Representative	N/A
Landlord	Yvonne Roberts
Landlord's Address	Apartment 611 River Crescent, Waterside Way, Nottingham, NG2 4RH
Landlord's Representative	N/A
Date of Application	9 March 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Ms S Beckwith MRICS Mr A Spielman
Date of Decision	13 July 2026
Rent Determined	£2,050 per calendar month
Date the new rent takes effect	15 March 2026

REASONS FOR THE DECISION

Background

1. On 28 January 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,250 per calendar month (pcm) in place of the existing rent of £2,000 pcm to take effect from 15 March 2026.
2. On 9 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. The assured tenancy commenced on 15 March 2025 for a term of 12 months. The rental period is monthly.

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 (other than carpets and curtain and white goods specified below) and the costs relating to the same.

5. N/A

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 of Council Tax.

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

7. N/A

Inspection/Hearing

8. Neither party requested an inspection or oral hearing. The Tribunal has considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise.

The Property

9. The Property is a fifth floor flat, offering the following accommodation:

Two bedrooms, two bathrooms, a living room, kitchen and balcony.

The Property benefits from double glazing. It was provided part furnished by the Landlord.

The Property is situated in Stratford, East London. The nearest station is Pudding Mill Lane on the DLR, which is approximately 0.2 miles to the north. Stratford town centre, train station and Westfield Stratford are approximately one mile to the north east.

Evidence

10. The Tenant completed the Tribunal's MR1 form. The Landlord did not return a MR2 form in reply.

The Tenant

11. The Tenant confirmed that there were no improvements to the Property and did not highlight any issues with its condition.
12. In terms of rental evidence, the Tenant provided the following:
- a) A two bedroom, two bathroom "penthouse" in the same building being advertised in February 2026 for £2,200 pcm. The Tenant comments that this is much larger, with a bigger balcony and more windows.
 - b) A two bedroom, one bathroom eight floor flat in the same building being advertised in March 2026 for £2,000 pcm. The Tenant comments that this has better finishings.
 - c) A two bedroom, two bathroom flat on the tenth floor of the same building being advertised in April 2026 for £1,950 pcm.
 - d) A two bedroom, two bathroom flat on the thirteenth floor of a different building being advertised for £2,150 pcm. The Tenant comments this has more space and more modern fittings.
13. The Tenant confirms their opinion that the market rent for the Property is £2,000 pcm.

Determination and Valuation

14. The Tribunal prefers the evidence from the same building as the Property. It considers that the Property would let for less than the penthouse quoted by the Tenant, but more than the flat which has only one bathroom.
15. Relying on its own expert, general knowledge of rental values in the area, and the information provided by the Tenant, the Tribunal considers that the market rental of the subject Property would be in the order of £2,050 pcm.
16. The Tribunal has taken into account the configuration, specification and condition of the property in arriving at the level of rent achievable in the open market set out above and therefore makes no further adjustments.

Decision

17. Therefore, the Tribunal determines the market rent at £2,050 per calendar month with effect from 15 March 2026.

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.