

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00BB/MRA/2026/0009
Property	25c Skylark Point, 1 Portlands Court, London, E20 1JX
Tenant	Mikhail Shebalkov Kamil Safin
Tenant's Representative	None
Landlord	Get Living London EV No6 Limited
Landlord's Address	c/o Get Living London Limited, 1 East Park Walk, East Village, London, E20 1JL
Landlord's Representative	Leo Matthews, Get Living
Date of Application	1 June 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Judge Alice Holtom Dr Jan Wilcox FRICS
Date of Decision	17 July 2026
Rent Determined	£3180
Date the new rent takes effect	20 August 2026

REASONS FOR THE DECISION

Background

1. On 30 May 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £3180 per calendar month (pcm) in place of the existing rent of £3102.82 pcm to take effect from 20 August 2026.
2. On 1 June 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 20 August 2024 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. The Landlord provides bed frames (no mattresses), a sofa, a coffee table, dining table and chairs, bedside tables and fitted storage.

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. None

Inspection/Hearing

8. Neither party requested an 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. Both parties agreed to the Tribunal making a determination without an inspection.
10. The subject property is a flat on the 25th floor, offering the following accommodation:

Open-plan kitchen/living area with integrated kitchen appliances, two bedrooms, two bathrooms (one ensuite). The property has wooden flooring throughout the main living areas and bedrooms, with tiled/finished flooring in the bathrooms and kitchen/wet areas. Heating and hot water are provided through the building's community/district heating system and are charged by household usage. The property has a private balcony.

The Property is situated in a purpose built, built to rent development completed in 2022. The scheme comprises of 524 apartments across two towers of 26 and 31 storeys. Amenities include coworking and individual private workspaces, a communal gym, gaming room, private dining room, private yoga room, spin studio, resident coffee stations, and 24-hour concierge and security.

Evidence

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

The Tenant.

12. The Tenant made the following comments:
 - a) The Tenant proposed a market rent of £3,040 pcm.
 - b) Advertised listings are not as strong as evidence of actual agreed lettings. However, the comparables they have provided are relevant because they are current two-bedroom properties advertised by the same landlord/operator in the same development/immediate neighbourhood, with similar features and location.
 - c) The proposed rent of £3,180 per month is £137.50 above the average of the comparable advertised rents and £70 above the highest comparable listing the Tenant was able to find.
 - d) The average advertised rent across these four comparable properties provided by the Tenant is £3,042.50 per month, and the median is £3,032.50 per month. The Tenant's proposed rent of £3,040 per month is broadly in line with the average and median of the available comparable evidence.

- e) There is no evidence that the property has materially exceptional features which would justify a rent above the range of current comparable two-bedroom listings in the same development.
 - f) It is not clear from the Landlord's table of comparables whether the nine transactions provided represent all comparable two-bedroom lettings during the relevant period or only a sample. The table lacks key details, e.g., floor area.
13. In terms of rental evidence, the Tenant provided the following comparables (all two bedroom and advertised on Getliving.com/find-a-home on 30 May 2026):
- a) A flat in Hightail Point, E20 1JY advertised for £3,110 pcm. The property has an onsite gym, remote working spaces and roof terrace as well as a concierge team available and 24/7 security.
 - b) A further three comparables within Hightail Point advertised at £2,995 pcm, £3,015 pcm and £3,110 pcm.

The Landlord

14. The following comparables were provided by the Landlord (all two-bedroom flats):
- a) 21G Hightail Point – agreed rent £3205 on 29 April 2026
 - b) 17C Hightail Point - agreed rent £3205 on 11 May 2026
 - c) 18G Skylark Point - agreed rent £3270 on 14 May 2026
 - d) 26G Hightail Point – agreed rent £3270 on 15 May 2026
 - e) 21G Skylark Point - agreed rent £3292.60 on 19 May 2026
 - f) 8C Skylark Point – agreed rent £3205 on 20 May 2026
 - g) 28B Hightail Point – agreed rent £3260 on 20 May 2026
 - h) 21F Hightail Point - agreed rent £3205 on 23 May 2026
 - i) 5O Hightail Point – agreed rent £3260 on 2 June 2026.

Determination and Valuation

15. The Tribunal notes that both parties have provided comparable rental evidence. The Tenant relies upon advertised rents for four two-bedroom properties within the same development. The Landlord relies upon nine agreed lettings of two-bedroom flats within Hightail Point and Skylark Point completed between April and June 2026.

16. The Tribunal places greater weight upon the Landlord's evidence as it comprises actual agreed lettings rather than asking rents. Whilst the Tribunal accepts the Tenant's submission that limited information has been provided regarding the precise size, layout and condition of the comparable properties, the lettings are all within the same development and occurred close to the valuation date.
17. The subject property is a build to rent property with dynamic pricing. The Tribunal therefore considers the landlord's evidence of achieved rents to provide useful evidence of market levels. The Tribunal has also taken into account the Tenant's advertised comparables but gives them less weight as they do not demonstrate rents that were ultimately achieved.
18. The rent proposed by the Landlord remains below all the comparables provided by the landlord.
19. Relying on its own expert, general knowledge of rental values in the area, and the comparables 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 £3180. 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.

Market rent

£3180 pcm

Decision

12. Therefore, the Tribunal determines the market rent at £3180 per calendar month with effect from 20 August 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.