

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AM/MNR/2026/0244
Property	54 Cowper Road, London, N16 8PF
Tenants	(1) Adam Bellaiche (2) Molly Veasey (3) Harold Maher (4) Nathaniel Coe
Tenant's Representative	N/A
Landlord	Filey Properties GR Ltd
Landlord's Address	22 Stoke Newington Church Street, London, N16 0LU
Landlord's Representative	N/A
Date of Application	08 April 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr A Parkinson MRICS Ms A Onigbode
Date of Decision	31 July 2026
Rent Determined	£3,750
Date the new rent takes effect	13 April 2026

REASONS FOR THE DECISION

Background

1. On 27 February 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £3,800 per calendar month (pcm) in place of the existing rent of £3,600 pcm to take effect from 13 April 2026.
2. On 8 April 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 tenancy commenced on 13 July 2024 for an initial term of twelve 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. There are no service charges for which the Tenants are liable. The property is provided furnished by the Landlord and includes beds, wardrobes, living room furniture, chairs and white goods.

Liability for Council Tax

6. The Tenants are responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Hearing

7. 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

8. The Property is a three storey terraced house, offering the following accommodation:

Combined kitchen and dining room, four bedrooms, one bathroom and one separate WC.

Outside: Rear garden, front patio, storage room.

The Property benefits from gas central heating, double glazing and floor coverings.

The Property is situated in the ward of Clissold within the London Borough of Hackney and benefits from good transport links and local amenities.

Evidence

9. The Landlord did not return the Tribunal's Reply form. The Tenant's submissions were confined to their application.

The Tenant.

10. The Tenant made the following comments within their application:

- a) The proposed increase (in rent) to £3,800 per month exceeds the current market rent for comparable shared properties in the local area. Similar multi-occupancy houses in Stoke Newington/Hackney with shared facilities are advertised and let at lower levels, particularly where communal space is limited. The property is a shared house with four bedrooms, one bathroom and one separate toilet and reduced living space. The level of furnishing is basic and has been partially reduced over time. Taking into account the size, shared nature of the property and current market comparables a monthly rent of £3,400 is a more accurate reflection of the market value.
- b) The property is occupied by multiple tenants which results in higher wear and tear and reduced privacy compared to a single family dwelling. The shared facilities and overall layout impact the level of comfort and usability of the space. Some of the furnishings listed in the inventory, including wardrobes and tables, were already in a damaged or poor condition at the start of the tenancy. These factors should be considered when determining the appropriate market rent.

11. The Tenants requested an inspection and the request was reviewed by a tribunal Legal Officer who considered the application and submissions from the Tenant and decided that it was not proportionate to hold an inspection, taking into account the overriding objective in Rule 3 of Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013 which is to deal with cases fairly, justly and proportionately.
12. The Tenants did not provide any evidence of comparable rents to support their case.

The Landlord

13. The Landlord did not provide any submissions or evidence to support their case or their proposed rent.

Determination and Valuation

14. Relying on its own expert, general knowledge of rental values in the area, the Tribunal considers that the market rental of the subject Property would be in the order of £3,750 pcm. This is the rent we would expect the property to let for in the open market.
15. It is noted by the Tribunal that some of the furnishings are old and dated but this is not considered to be a material factor on the rental value when compared to similar properties. Therefore it is not necessary to adjust the notional rent to reflect the furnishings.

Market rent

£3,750 pcm

Undue hardship

16. The new rent takes effect from the date specified in the Landlord's Notice of Increase unless that would cause undue hardship to the tenant. In cases of undue hardship, the Tribunal has a discretion to fix a later starting date up to the date a Tribunal makes its determination.
17. The Tenant has asked the Tribunal to fix a later starting date in this case on account of most of the tenants being students and relying on part time works to afford rent. It is stated that the proposed increase would place financial pressure on the household and would be difficult to meet from the notice date and a delay would help reduce immediate financial strain.
18. The Tribunal have considered the request for a delayed rent increase date but are not prepared to delay the rent increase date in this case. This is because the

Tenants have not provided evidence to demonstrate undue hardship as a result of the increase. Additionally the Tenants have been aware of the proposed rent increase since February 2026 and so had the opportunity to plan accordingly for the increase.

Decision

19. Therefore the Tribunal determines the market rent at £3,750 per calendar month with effect from 13 April 2026 which is the date specified in the Landlord's Notice of Increase.

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.