

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00BC/MRA/2026/0031
Property	Flat 608 Raphael House, 250 High Road, London, IG1 1YS
Tenant	(1) Abdur Rahman (2) Shanta Islam
Tenant's Representative	N/A
Landlord	(1) Nityam Sen Dabee (2) Dheerendra Kumar Dabee
Landlord's Address	c/o 66 Grosvenor Street, Mayfair, London, W1K 3JL
Landlord's Representative	Dexters (Agent)
Date of Application	12 June 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	£1,500 per calendar month
Date the new rent takes effect	1 August 2026

REASONS FOR THE DECISION

Background

1. On 28 May 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,700 per calendar month (pcm) in place of the existing rent of 1,450 pcm to take effect from 1 August 2026.
2. On 12 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 original tenancy commenced on 1 November 2024 for a term of twenty four 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 furnished and includes a bed and mattress, chest of drawers, wardrobe, sofa, table, dining table and chairs provided by the Landlord.

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.

Inspection/Hearing

7. 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 one bedroom sixth floor flat, comprising a combined kitchen and living space, one bedroom, one bathroom, and a store cupboard

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

The Property is situated in Ilford within close proximity to transport links and local amenities.

Evidence

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

The Tenant.

10. The Tenant made the following comments:

- a) The Landlord is proposing to increase my rent by £250 to £1,700 which appears to be above the market rate for comparable properties.
- b) I think the market rent should be £1,500

11. In terms of rental evidence, the Tenant had provided screen shots of two property listings – one in Raphael House advertised at £1,400 pcm and one in Pioneer Point advertised at £1,604 pcm.

12. The Tenants supplied photos of the Property and a floor plan.

The Landlord

13. The Landlord's Representative made the following comments:

- a) After further discussion with the Landlord he is happy with the Tenant's proposal of £1500 pcm. He has been happy with the Tenants and wants to be fair to them.

14. In response to the Landlord agreement to the £1,500 pcm rent the Tenant stated that he is happy with the landlord agreed rent on the MR2 form at £1,500.

Determination and Valuation

15. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Tenant, the Tribunal considers that the market rental of the subject Property would be in the order of £1,500 pcm. This is the rent we would expect the property to let for in the open market.

Market rent

£1,500 pcm

Decision

16. Therefore, the Tribunal determines the market rent at £1,500 per calendar month with effect from 1 August 2026; this being the date set out 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.