



**FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference	:	LON/00BB/MNR/2026/0323
Property	:	71 Renfrew Close London E6 5PQ
Applicant	:	Alesha Bhilkissoo (Tenant)
Representative	:	None
Respondent	:	ASLM Ltd. (Landlord)
Representative	:	All Seasons Lettings & Management Ltd (Agent)
Date of Application	:	5 May 2026
Type of Application	:	Determination of a Market Rent sections 13 &14 Housing Act 1988
Tribunal Members	:	Mr. N. Martindale FRICS Mr. I. Rakhy
Date of Decision	:	5 August 2026
Rent Determined	:	£1300 per calendar month
Date of new rent start	:	16 May 2026

REASONS FOR DECISION

Background

- 1 A landlord's notice dated 2 April 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £1675 per calendar month in place of the passing rent of £1275 pcm to take effect from 16 May 2026.

- 2 At a date, prior to the effective date, under S.13(4)(a) Housing Act 1988 the tenant referred the landlord's notice proposing a new rent, to the Tribunal for determination.

- 3 The assured tenancy is now periodic calendar monthly.

Allocation of Repairs between Landlord and Tenant

- 4 As per S.11 Landlord and tenant Act 1985.

Landlord's Service Charges and Furniture provided and costs.

- 5 No furniture. White goods.

Liability for Council Tax

- 6 Tenant.

Other relevant terms of tenancy

- 7 None

Inspection and Hearing

- 8 An inspection is not routinely carried out. The Tribunal is content that it has sufficient information on the Property, its condition and on comparables, from a combination of the written and any photographic representations received and from its own knowledge and specialist expertise.

Property

- 9 There was no inspection. The Property is a ground floor flat purpose built late 1980's. The Property has one bedroom, living room/ kitchen, bathroom wc and a number of cupboards, some walk-in. It is part of a low rise 3 storey Building of similar flats in a short terrace, there are 6No. flats served by a central communal staircase. The Building is one of many on this established residential housing estate. There are communal gardens and off road parking. There does not appear to be any on road parking restriction. (Google Streetview August 2025).
- 10 The Building is of traditional brick fair faced external appearance. The main roof over the Building is double pitched, single lap tiled. The Building seems to be in good to fair order. Windows appear to be double glazed to the Property with central heating, for space and water.
- 11 The Property is located towards the southern extent of the borough. The estate has a "suburban feel" despite being within reach of more intensively developed areas nearby.

Evidence

- 12 The Tribunal received completed Form MR 1 from the tenant. Form 1a from the landlord was received. The Tribunal is grateful for such information as was provided by one or both of the parties.

Tenant

- 13 The tenant did not contest the form or timing of the landlords S.13 Notice but challenged the new rent. The tenant felt that the rent should be £1,300 pcm. The tenant referred to the absence of a water meter for the flat and that the water charges appeared to be high. The tenant also reported their need to use a dehumidifier to deal with apparent damp.
- 14 There was only a poor carpet in the flat originally, though since replaced by the landlord. There was only one bedroom but, several large storage cupboards. The kitchen was only basically fitted out. There was an ongoing issue with mould from a lack of ventilation, such vents being limited or blocked in some cases. A S.21 notice to quit had been served recently on tenant.

Landlord

- 15 In their MR1a Form, the landlord confirmed the basic details of the letting. There was a background of tenant breach and confirmed that a S.21 had been served.

Law

- 16 In accordance with the terms of S.14 of the Act we are required to determine the rent at which we consider the property might reasonably be expected to let in the open market, by a willing landlord, under an assured tenancy, on the same terms as the actual tenancy; ignoring any increase in value attributable to tenant's improvements and any decrease in value due to the tenant's failure to comply with any terms of the tenancy. Thus the Property falls to be valued as it stands; but assuming that the Property to be in a reasonable internal decorative condition.

Valuation

- 17 From the Tribunal's own general knowledge of market rent levels in the south of LB Newham for a Property of this type and location, it determines that the subject Property would let on normal Assured Periodic Tenancy (APT) terms, for £1300 pcm, fully fitted and in good order. This is the rent we would expect the Property to let for in the open market if it was in the same condition as comparable properties including landlord's white goods and carpets in the Property.
- 18 The Tribunal did not consider there to be any significant deficiency that would justify an end allowance on the starting figure and does not make

one. The Tribunal therefore determines the new market rent at £1300 pcm. The presence of a S.21 notice to quit being served has no bearing on the new rent under this referral.

Undue Hardship

- 19 Allowance for hardship from this increase in the rent was sought by the tenant in their application. However the materials and detail provided were insufficient for the Tribunal to consider that “undue” hardship would result. If it had, the Tribunal could only delay the effective date of the increase up to the date of the hearing at most. No change to the effective date of the new rent is made by the Tribunal.

Decision and effective start date

- 20 The starting date of the new rent of £1300 pcm inclusive to be levied is from and including 16 May 2026.
- 21 **Although the landlord is not obliged to charge this rent and may charge a significantly lower rent as a result of their own choice, policy, or governmental regulation; they may not charge more than this figure. Otherwise any further reduction in this figure on what is levied, is a matter between the parties, only.**

Chairman N Martindale FRICS

Date 5 August 2026

Rights of appeal

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the tribunal is required to notify the parties about any right of appeal they may have.

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 decision to the person making the application (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rule 2013).

If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not complying with the 28 day time limit; the tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

The application for permission to appeal must identify the decision of the tribunal to which it relates (i.e., give the date, the property, and the case number), state the grounds of appeal and state the result the party making the application is seeking.

If the tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).