

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AB/MRA/2026/0032
Property	63 The Forge, Abbey Road, Barking London, IG11 7NH
Tenant	Andre Urgel Pamphile & Mr Ebenezer Tandoh
Tenant's Representative	None
Landlord	Barking & Dagenham Reside Regeneration Ltd
Landlord's Address	c/o Kinleigh Folkard & Hayward Blackheath, 25-27 Montpelier Vale, London, SE3 0TY
Landlord's Representative	Kinleigh Folkard & Hayward Blackheath
Date of Application	29 June 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr D Jagger MRICS Mr W Gibbs
Date of Decision	12 August 2026
Rent Determined	£1,816.50 per calendar month
Date the new rent takes effect	12 August 2026.

REASONS FOR THE DECISION

Background

1. On 21 May 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,816.50 per calendar month (pcm) in place of the existing rent of £1,750 per calendar month to take effect from 31 July 2026. This being an increase of £66.50 per month.
2. On 11 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 the 31 July 2025. The Tribunal were presented with a copy of the agreement at a passing rent of £1,750 per month. The tenancy was for a term of 12 months; therefore, this is a statutory tenancy agreement.

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:

5. The property was let unfurnished
6. No service charges payable by Tenant.

Liability for Council Tax

7. 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.

8. It is assumed; there are none.

Inspection/Hearing

9. The parties did not request a hearing or inspection.
10. The Tribunal has therefore, considered this case on the basis of the submissions made by the parties, Rightmove, and its own knowledge and specialist expertise.

The Property

11. The property is a purpose built flat forming part of a nine storey block built around 2018 with communal access arrangements. The accommodation comprises, two bedrooms, living room/kitchen, balcony and bathroom. The flat has an EPC Rating of B which is above average and a stated floor area of 73m². The property has central heating, double glazed windows, white goods and flooring coverings.

Outside: The property has brick elevations. No parking is provided to the block and this matter is referred to later in this decision.

The property is situated close to town centre amenities and transport links

Evidence

12. The parties completed Rent Appeal Statements together with a Inventory and Check in report floor plan and details of a recent lettings in the area.

The Tenant.

13. In the written evidence the Tenant made the following comments:
 - a) There is no parking spaces allocated to the block and therefore Mr Tandoh is unable to reside at the flat. In the Tribunal's opinion this is not an unusual arrangement for modern blocks located in town centres. In any case, the Tenant must have known of this arrangement when he signed the agreement and took up occupation.
 - b) A friend of the Tenant Mr Richard Agboola rents 12 Cosgrove Road, Barking IG11 OAA, a three bedroom flat at £1,506 per month.
 - c) Based on this evidence, the tenant is of the opinion a realistic rent would be £1,446 pcm

The Landlord.

14. The Landlord provided the following evidence.
 - a) The landlord provided comparable evidence of recent lettings in the area which ranged between £1,872-£2,050 pcm which fully supported the proposed increase.
 - b) The Council run a “Low Car Housing Scheme” for this block and therefore there are no car parking spaces provided.
 - c) The tenancy referred to by the Tenant is for a “Discounted Market Rent Property” a scheme run by the Council. The subject property is a 100% market rent block scheme.
 - d) The small rental increase is based upon 3.8% RPI inflation increase in the previous year.

Determination and Valuation

15. Relying on its own expert, general knowledge of rental values in the Barking area together with the comparable evidence provided by the Landlord the Tribunal considers that the market rental of the subject property modernised and in good condition would be in the order of £1,816.50 per month. This is the rent we would expect the property to let for in the open market including having white goods and curtains provided by the landlord. This small increase on the existing rental value is based upon a RPI calculation and this considered to be in line with the increase in rental values of the past 12 months.
16. The Tribunal placed little weight on Tenant’s statement regarding the rent paid by his friend as no written evidence was provided and this is purely anecdotal. Turning to the Landlord’s comparable evidence, these were considered superior flats, some with en-suite shower rooms, larger floor area and in one case a private garden.
16. The Tribunal has made no adjustments in relation to the condition of the property.

Market rent

£1,816.50 pcm

17. The Tribunal has made no adjustments in relation to the condition of the property. The authority for the Tribunal to set the date when a new rent takes effect now comes from **Section 14(A1)** and the related determination provisions in the [Renters' Rights Act 2025](#) (which amends the [Housing Act 1988](#)). Therefore,

the new rent takes effect from the date of this decision, which is 12 days later than the date in the Landlord's notice.

Decision

17. Therefore, the Tribunal determines the market rent at **£1,816.50 per calendar month** with effect from the **12 August 2026** being the date of the Tribunal's decision.

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.