

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00BB/MRA/2026/0099
Property	8D Hightail Point 1 Anthems Way London E20 1JZ
Tenant	Oliver Salmon and Luke Salmon
Tenant's Representative	
Landlord	Get Living London EV No6 Limited
Landlord's Address	1 East Park Walk, East Village, London, E20 1JH, United Kingdom
Landlord's Representative	
Date of Application	11 July 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr S Wanderer MRICS – Chair Mr K Ip
Date of Decision	19 August 2026
Rent Determined	£3,013.00 per calendar month
Date the new rent takes effect	29 August 2026

REASONS FOR THE DECISION

Background

1. On 1 May 2026, the Landlord served a notice under Section 13(2) (as amended) of the Housing Act 1988 which proposed a new rent of £3,013.00 per calendar month(pcm) in place of the existing rent of £2,786.63 pcm to take effect from 29 July 2026.
2. On 11 July 2026, under Section 14 (A3) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of an open-market rent.
3. The tenancy commenced on 29 July 2023. 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 Tenant does not pay any service charges. The Property is let furnished.

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. N/A.

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. The Property is a modern 8th floor flat in a purpose-built block described in submissions as providing the following accommodation:

living room / kitchen, 2 bedrooms, 2 bathrooms

Outside: access to communal roof terrace, gym, communal study area, communal entertaining area.

The Property is situated in the Stratford area of London, close to amenities. The City of London is approximately 5 miles to the south west.

Evidence

10. The parties completed the relevant MR1 (tenant), MR2 (landlord) and MR3 (tenant's reply) forms.

The Tenant

11. The Tenant provided the following comparables, submitting that the market rent for the property should be £2,786.63:
 - a. Apt 01B Hightail Point £2,915 pcm
 - b. Apt 02C Hightail Point £2,895 pcm
 - c. Rondo Stratford 2 bedroom apartments 'prices from' £2,819 pcm
12. The Tenant contended more generally that the Landlord owns and manages a large proportion of the rental stock in the area, giving them the ability to set asking rents above levels that could otherwise be achieved by 'independent landlords in the wider market'.

The Landlord

13. The Landlord provided a schedule of 47 recent lettings of 2 bed, 2 bath apartments within the development agreed between January and July 2026 which showed monthly rents ranging from £3,015 pcm to £3,325 pcm, with an average agreed rent of £3,183 pcm.

Determination and Valuation

14. The Tribunal considered the comparable evidence provided by both parties but on balance attributed greater weight to the Landlord's comparable evidence as these were evidence of actual lettings rather than asking rents and included a much more significant number of properties. The Tenant's comparable (c) was considered to be less relevant as it lay outside of the subject development and was also not for a specific property.
15. The Tribunal considered the Tenant's argument that the rents within the subject development should be disregarded as the Landlord has the 'monopoly' power to set rents. The tribunal does not consider this argument sound in terms of valuation principle as it ignores the fact the landlords will always be incentivised to achieve high rents, but a landlord's ambitions will inevitably be limited by market demand, which would be no different in this case.
16. Relying on its own expert, general knowledge of rental values in the area and the comparables provided by the parties, the Tribunal considers that the market rental of the subject Property in good order would be in the order of £3,025.00 pcm. 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 comparable properties.

17. The Tribunal considers the property to be in overall good condition. As such, no adjustments are warranted and the market rent is determined as below.

Market rent

£3,025.00 pcm

Undue hardship

18. The new rent takes effect from the date which is the beginning of the first new period of the tenancy which begins on or after the date of the determination 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 two months after it makes its determination.
19. The Tenant has asked the Tribunal to delay any rent increase until the outcome of the tribunal. As noted in the previous paragraph, the new rent cannot come into effect before the tribunal in any case. Only very limited information and no supporting evidence was provided as to the Tenant's financial position. On this basis, the rent will commence from 29 August 2026.

Decision

20. The Tribunal determines the new rent at the amount proposed by the Landlord of £3,013.00 per calendar month with effect from 29 August 2026 as this is lower than the open-market rent determined by the Tribunal.

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.