



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

Case Reference	:	LON/00BG/MRA/2026/0109
Property	:	8 Pierhead, 416 Manchester Road, London E14 3FD
Applicant	:	Siddhant Agarwal Harshbir Chadha (Tenants)
Representative	:	None
Respondent	:	Lui Wai Kien Clarence Evan Lia Ying (Landlords)
Representative	:	None
Date of Application	:	14 July 2026
Type of Application	:	Determination of a Market Rent sections 13 & 14 Housing Act 1988
Tribunal Members	:	N. Martindale FRICS O. Awotesu
Date of Decision	:	28 August 2026
Rent Determined	:	£2700 per calendar month
Date of new rent start	:	16 September 2026

REASONS FOR DECISION

Background

- 1 A landlord's notice dated 15 June 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £3100 in place of the passing rent of £2700 pcm, to take effect from 16 August 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 separate service charge. Furniture included: 3 Sofas, 2 beds, fridge, microwave, dish washer, washing machine & drier, coffee table, dining table, cupboards, chairs. Landlord provided carpets in bedrooms, tiles in bathrooms and wood flooring otherwise.

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 located within a large residential Building dating from the late 1990's in the Docklands within LB Tower Hamlets. The Property is a flat, on one level at floor 4. The Property has two bedrooms, bathroom/wc, shower/wc, kitchen, living room, 2 small balconies, 1 large balcony. There are communal area maintained by the Building's, head landlord. (Google Streetview September 2024).
- 10 The Property is located in a multi-level (6-7 levels) Building – Pierhead Lock at 416 Manchester Road A1206. The Building offers residential accommodation on multiple levels overlooking areas of Docklands. Though new, the building is not of the latest design, nor are residential and recreational services provided to residents, as are found in other taller more recent residential developments nearby. The Building is near similar high rise purpose multi level built blocks in Marsh Wall

and Charter Street. There are on street parking restrictions. The buildings nearby are generally older, many residential and some commercial uses several dating back to the days of the working docks.

- 11 The Building exterior is of white painted render under flat roofs. Window glass appears to be double glazed and there is central space and water heating.

Evidence

- 12 The Tribunal received completed Form MR1 dated 25 June 2026. Forms MR2 and MR3 were not received by the Tribunal. The Tribunal is grateful for such information as was provided by one or both of the parties. On the morning of the hearing the Panel received a further document entitled “Additional Hearing Bundle”. The Panel opened the email but declined to open or consider any materials within it as they had been received too late.

Tenant

- 13 The tenant did not contest the form or content of the landlords S.13 Notice but, did contest the new rent. In their form the tenant stated that the passing rent was £2700 pcm. The tenant felt that the rent should remain at £2700 pcm. The tenant said that flats nearby let for notably lower values than those in Charter Street and Marsh Wall which were of a higher specification and of a considerably more recent construction.
- 14 They referenced flats each with 2 bedrooms and 2 bathrooms available at £2500 to £2750 pcm on this side of the former docks. It was accompanied by details provided by links. The Tribunal does not follow links and requires each party to provide the full details in their representations.

Landlord

- 15 The Tribunal received no representations from the landlord.

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 LB Tower Hamlets of this type, prices vary widely, highly dependent on location, on size, features and services available at each flat and in each Building of which they form part. For this Property in particular, the Tribunal determines that it would let on normal Assured Periodic Tenancy (APT) terms, for £2700 pcm, fully fitted and in good order.
- 18 The Tribunal did find that the landlords rent was unrealistically high and relied on the better rents for better properties in Charter Street and Marsh Wall. There were no other factors at the Property to justify any end allowance from this starting figure The Tribunal therefore determines the new market rent at £2,700 pcm.

Undue Hardship

- 19 At most, the effective start date for the new rent would be delayed to the date of the decision as it follows the changes made in the process by the Renters Rights Act 2025. Allowance for hardship from this increase in the rent was however not sought by the tenant in their application. 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 £2,700 pcm to be levied, is from and including the next rental period start date, after this Decision. Here it would be 16 September 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 28 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).