

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00BB/MRA/2026/0220
Property	32 Egremont House, 2 Medals Way, London, E20 1BF
Tenants	(1) Ali Elmola (2) Abdelrahman Mohamed Ahmed Fouad Elmasry
Landlord	Get Living London EV N13 Limited
Landlord's Address	1 East Park Walk, London, E20 1JL
Date of Application	31 July 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr A Parkinson MRICS Mrs P Ogunfeibo
Date of Decision	03 September 2026
Rent Determined	£2,795.00 per calendar month
Date of Valuation	03 September 2026
Date the new rent takes effect	07 September 2026

REASONS FOR THE DECISION

Background

1. On 30 May 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £2,795 per calendar month (pcm) in place of the existing rent of £2,584.82 pcm to take effect from 07 August 2026.
2. On 31 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 07 August 2024. 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.
6. The furniture provided by the Landlord includes double beds with mattresses, closets, dining table with 4 chairs, a coffee table and white goods.

Liability for Council Tax

7. The Tenants are responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Hearing

8. Neither party requested an oral hearing. The Tribunal has considered this case on the basis of an inspection, an oral hearing, the papers provided by the parties and its own knowledge and specialist expertise.

The Property

9. The Property is a sixth floor flat forming part of a modern development, offering the following accommodation:

Property: Combined reception room and kitchen, two bedrooms and two bathrooms.

Outside: Balcony

The Property benefits from under floor heating and floor coverings.

The Property is situated in the East Village with good access to public transport, shopping, amenities and green spaces.

Evidence

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

The Tenant

11. The Tenant made the following comments:
 - a) The flat faces railway tracks directly.
 - b) The building lacks amenities found in comparable East Village blocks.
 - c) There have been repeated parcel thefts from communal delivery area.
 - d) There have been multiple outages of the communal heating/hot water system.
 - e) There are no storage lockers, no bike storage, no enhanced security – unlike units priced at £2,750+.
 - f) The Landlord's proposed rent of £2,795 pcm is higher than comparable units in East Village and the wider Stratford market.
12. The Tenants provided screen shots of 2 bedroom apartments in E20 advertised at asking rents of £2,600–£2,750 pcm.
13. The Tenants also provided details of six properties with asking rents in E15 ranging from £2,100 to £2,600 pcm.
14. The Tenants state that the Landlord's schedule of 89 agreed lettings is incomplete as it lacks data relating to:
 - floor areas
 - floor levels
 - outlook/noise exposure
 - amenity differences
 - condition information

The Landlord

15. The Landlord made the following comments:

- a) The proposed rent of £2,795 is in line with the lower end of the achieved rent range.
- b) Rents in East Village have increased since the tenants' last renewal and the proposed rent reflects current market conditions.
- c) The Landlord treats all two-bedroom units in East Village as broadly comparable, regardless of block, floor, outlook, amenities, noise exposure and does not acknowledge any property-specific disadvantages raised by the tenants.

16. The Landlord submitted details of 89 agreed lettings of two bedroom apartments in East Village (E20) which achieved rents ranging from £2,795 to £2,990 pcm. The average agreed rent of the 89 was stated to be £2,867 pcm.

Determination and Valuation

17. Under section 14(1) of the Housing Act 1988 (as amended), the Tribunal is required to determine the rent at which the Property might reasonably be expected to let in the open market by a willing Landlord at the beginning of the new period specified in the Landlord's notice. Relevant Tenant improvements or failure of the Tenant to comply with the terms of the tenancy are to be disregarded. Historic issues relating to the tenancy or the personal circumstances of the Landlord are not taken into account. The personal circumstances of the Tenant are only considered if an application for hardship has been made.
18. It should be noted that the details of asking rents in E15 provided by the Tenant are not considered by the Tribunal to be comparable properties and limited weight has been applied to these listings.
19. Relying on its own expertise and general knowledge of rental values in the area, and the comparables provided by the Landlord and the Tenant, the Tribunal considers that the market rent of the subject Property modernised and in good order would be in the order of £2,800 pcm. This is the rent we would expect the property to let for in the open market at the valuation date and if it was in the same general condition as the comparable properties.
20. From this level of rent it is not considered necessary for the Tribunal to make any adjustments.

Open-Market Rent

£2,800.00 pcm

Decision

21. The Tribunal determines the new rent at the amount proposed by the Landlord of £2,795.00 per calendar month as this is lower than the open-market rent of £2,800.00 determined by the Tribunal with effect from 07 September 2026 which is the beginning of the first new period of the tenancy which begins on or after the date of the determination.

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 after 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.