

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AB/MRA/2026/0118.
Property	Flat 8, Chand House, St. Pauls Road, Barking, Essex IG11 7AU.
Tenant	Musaib Khan Ifra Manzoor Wani.
Tenant's Representative	In person.
Landlord	Barking & Dagenham Reside Regeneration Ltd.
Landlord's Address	C/o Kinleigh Folkard & Hayward, Blackheath, 25-27 Montpelier Vale, Blackheath, London SE3 9TJ.
Landlord's Representative	Kinleigh Folkard & Hayward.
Date of Application	14 July 2026.
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Tribunal Judge Aileen Hamilton-Farey. Tribunal Member Mr. William Gibbs.
Date of Decision	1 September 2026.
Rent Determined	£1,852.50 per calendar month
Date of Valuation	1 September 2026.

Date the new rent takes effect	23 September 2026.
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REASONS FOR THE DECISION

Background

1. On 3 June 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1,918.22 per calendar month(pcm) in place of the existing rent of £1,848.00 pcm to take effect from 23 August 2026.
2. On 14 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 23 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. None.

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. None

Hearing

8. Neither party requested an oral hearing, or inspection.

The Property

9. The Property is a second floor flat, comprising two bedrooms, bathroom/wc. Living room, with double glazing, underfloor heating, wooden flooring and has been let unfurnished.

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 Tenant had researched other properties owned by this landlord and managed by the same agents and discovered that rentals ranged from £1,625.00 to £1,795 for similar properties, with one in the same development being let for £1,950.00 per calendar month, but this had two bathrooms.
 - b) The tenant also provided details of properties in the area as follows:-
 - A two-bed, one-bath flat in St. Pauls Road - £1,795.00 pcm.
 - A two-bed, two-bath flat in St. Pauls Road - £1,900.00 pcm.
 - A two-bed, two bath flat in Fresh Wharf Road - £1,950.00 pcm.
 - A two-bed, one-bath in Abbey Road at £1,625.00 pcm.
 - A two-bed, one-bed flat in Cambridge Road at £1,680.00 pcm.
 - c) The tenant also said that there had been maintenance issues during the tenancy, particularly with the lift and rubbish collections. Copies of correspondence between the parties regarding repairs/maintenance has been provided as part of the tenants' evidence.

The Landlord

12. The Landlord did not make any representations in relation to rental values.

Determination and Valuation

13. 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.

14. Relying on its own expertise and general knowledge of rental values in the area, and the comparables provided by the tenant, the Tribunal considers that the market rent of the subject Property modernised and in good order would be in the order of £1,950.00 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.
15. From this level of rent, the Tribunal has made adjustments in relation to the following:
 - a) Lack of modernisation (comparable properties are newly provided) 5%.

The full valuation is shown below:

Starting Rent		<u>£1,950.00</u> pcm
<u>Less</u>		
a) Items given under a) above	£97.50	
		<u>£ 97.50</u> pcm
Open-Market Rent		£1,852.50 pcm

Decision

16. The Tribunal determines the new rent amount at **£1,852.50** per calendar month with effect from **23 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.

