



FIRST - TIER TRIBUNAL  
PROPERTY CHAMBER  
(RESIDENTIAL PROPERTY)

|                                |                                                                            |
|--------------------------------|----------------------------------------------------------------------------|
| Case Reference                 | LON/00AB/MNR/2026/0307                                                     |
| Property                       | Flat 203 Fifeshire Court, Tide Street,<br>Essex, IG11 7YP                  |
| Tenant                         | Benjamin Kuffor                                                            |
| Tenant's Representative        | In Person                                                                  |
| Landlord                       | Barking and Dagenham Reside<br>Regeneration Ltd                            |
| Landlord's Address             | Barking Town Hall, 1 Town Sq,<br>Barking, IG11 7LU                         |
| Landlord's Representative      | Robert Sharp of Counsel                                                    |
| Date of Application            | 1 May 2026                                                                 |
| Type of Application            | Determination of a Market Rent<br>sections 13 & 14 of the Housing Act 1988 |
| Tribunal Members               | Mr A Harris LL.M FRICS<br>Mr A Spielman                                    |
| Date of Decision               | 21 September 2026                                                          |
| Rent Determined                | £1,630 per calendar month                                                  |
| Date the new rent takes effect | 24 September 2026                                                          |

## REASONS FOR THE DECISION

### Background

1. On 15 April 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,691.94 per calendar month (pcm) in place of the existing rent of £1,630 pcm to take effect from 24 May 2026.
2. On 1 May 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 24 May 2025 for a term of 12 months. The rental period is monthly on the 24th of the month.

### 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. A hearing was held on 21 September 2026 by video platform. The Tribunal has considered this case on the basis of the oral hearing, the papers provided by the parties and its own knowledge and specialist expertise.

## The Property

9. The Tribunal did not inspect.
10. The Property is a One bedroom purpose built flat offering the following accommodation:

Bedroom, reception room, kitchen and bathroom.

Outside: balcony

The Property benefits from underfloor heating and double glazing. The flat is unfurnished.

The Property is situated in Barking close to the station.

## Evidence

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 does not have additional amenities such as a concierge or residents lounge unlike some other blocks which have higher rents.
  - b) There are ongoing issues with waste management, cleaning and general maintenance
12. In terms of rental evidence, the Tenant had provided

|                     |            |    |                                                  |  |  |
|---------------------|------------|----|--------------------------------------------------|--|--|
| St Pauls Rd Barking | £ 1,600.00 | pm | 1 bed flat rent reduced 5/2/26                   |  |  |
| Tide St Barking     | £ 1,575.00 | pm | 1 bed flat rent reduced 1/4/26 available 31/5/26 |  |  |
| Mansfield Aptmts    | £ 1,575.00 | pm | 1 bed no date                                    |  |  |
| Barking Wharf Sq    | £ 1,596.00 | pm | new BTR 1 bed                                    |  |  |
| Mast St Barking     | £ 1,395.00 | pm | 1 bed flat 25/4/26                               |  |  |
| Arboretum Place     | £ 1,499.00 | pm | 1 bed added 23/4/26                              |  |  |
| Abbeville Aptmts    | £ 1,600.00 | pm | 1 bed added 22/2/26                              |  |  |

### *The Landlord*

13. The Landlords Rents 1A form stated the rent had been increased in line with the RPI.
14. The following comparables were provided by the Landlord:

|              |            |    |                                           |
|--------------|------------|----|-------------------------------------------|
| Oculus House | £ 1,800.00 | pm | 1 bed flat available 15/6/26 let at £1650 |
| Oakley Ave   | £ 1,695.00 | pm | 1 bed flat no date                        |

### Determination and Valuation

15. The tribunal considered the various comparables provided and were surprised the Landlord did not provide evidence from its own properties on an anonymised basis. The Flat in Oculus Court quoted at £1800 pcm was let for £1650 pcm highlighting the danger relying on quoting rents without consideration of the local market. The tribunal did not consider an RPI based argument to be relevant to the assessment of a market rent.
16. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Landlord, including their amenities, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £1,630pcm. This is the rent we would expect the property to let for in the open market based on the comparable evidence.
17. From this level of rent, the Tribunal has made no adjustments.

### Decision

18. Therefore, the Tribunal determines the market rent at £1,630 per calendar month with effect from 24 September 2026.

### 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.