

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AB/MNR/2026/0197
Property	105 Sheppey Road, Dagenham, Essex, RM9 4LB
Tenant	Katarzyna Prokopowicz
Tenant's Representative	None
Landlord	Oladele Lawore
Landlord's Address	104 Hayling Road, Watford, Hertford, Hertfordshire, WD19 7BP UK
Landlord's Representative	None
Date of Application	23 March 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	R Waterhouse FRICS W Gibbs
Date of Decision	30 September 2026
Rent Determined	£1750.00 per calendar month
Date of Valuation	1 April 2026
Date the new rent takes effect	1 October 2026

REASONS FOR THE DECISION

Background

1. On 27 February 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1950 per calendar month(pcm) in place of the existing rent of £1350 pcm to take effect from 1 April 2026.
2. On 23 March 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 1 January 2019. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. In the absence of contentions, the Tribunal finds, as per section 11 of the Landlord and Tenant Act 1985.

Liability for Council Tax

5. In the absence of contentions, the Tribunal finds the Tenant is responsible for the payment of Council Tax in respect of the Property and Utilities.

Hearing

6. The Tribunal has considered this case on the basis of an inspection and the papers provided by the parties and its own knowledge and specialist expertise.

The Property and inspection

7. The Tenant [63/96] requested a hearing and an inspection. By Tribunal decision 27 May 2026 the Tribunal determined the property will be inspected. [89/96]
8. The Tribunal carried out an inspection of the Property on 30 September 2026 in the presence of the Tenant, the Landlord was notified and their representative attended.
9. The Property is a semi-detached house, 3 bedrooms, one bathroom, one kitchen, and a living room there is a garden and shed.
10. The property has central heating, double glazing,

11. The Tribunal found the double glazing in places had windows in disrepair notably the kitchen window and a front room window. The patio door to the garden had its frame in places detached from the wall. A number of places within the house showed some signs of damp. The kitchen, bathroom and flooring were functional but tired. The oven and hob in the kitchen were functional and of a nature not unreasonable for the accommodation.
12. The Tenant notes the following are in disrepair;
 - (i) Kitchen
 - (ii) Flooring laminate
 - (iii) Stair carpet

Evidence

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

The Tenant

14. The Tenant made the following comments:
 - a) The Tenant noted the cooker has been replaced but the new one is said to be lower specification than the former one. [37/96]
 - b) The Tenant confirmed that they had provided several comparables;
 - (i) 3-bedroom end of terrace, Coombes Road, Dagenham RM9 £1900 pcm asking (1.4 miles)
 - (ii) 3-bedroom semi-detached house, Oval Road North Dagenham RM10 £1895 pcm asking (2.1 miles)
 - (iii) 3-bedroom, terrace bungalow, Dagenham RM 8 £2000 pcm asking (
 - (iv) 3-bedroom property Maybury Road, IG11 £1900 pcm asking (2.3 miles)
 - (v) 3 Bedroom, end of terrace, Ballards Road, Dagenham, £1800 pcm asking (2.2 miles)
 - (vi) 3-bedroom semi-detached house to rent, Park Drive Dagenham, RM 10 £1950 pcm asking
 - (vii) 3 Bedroom semi-detached house Rush Green Road, Romford RM7 £1875 pcm asking

The Landlord

15. The Landlord made the following comments:

- a) The Tenant's comparables are of properties that are said to be in inferior locations in terms of public transport, rent and valuation.
- b) That the pictures included are old pictures relating to before 2022/2023 repairs.
- c) The Landlord proposes £1950 pcm provided a number of comparables;
 - (i) 4-bedroom mid terrace, Craven Gardens, Barking, London IG11 asking £2350 pcm
 - (ii) 4-bedrooms detached, Barley Lane, Ilford asking £2500 pcm
 - (iii) 3-bedroom mid terrace, Basedale Road, Dagenham RM9 £2100 pcm asking
 - (iv) 3-bedroom end of terrace, Oxlow Lane Dagenham, £2400 pcm asking
 - (v) 3-bedroom end of terrace Goresbrook Road, £2200 pcm asking

Determination and Valuation

- 16. 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.
- 17. The Tribunal prefers comparables where the rent has been agreed and the number of adjustments are the least.
- 18. The parties have provided a number of comparables each. The geographically closest comparables are 3-bedroom end of terrace, Coombes Road, Dagenham RM9 £1900 pcm asking (1.4 miles) and 3-bedroom end of terrace Goresbrook Road, £2200 pcm asking (0.9miles). The Tribunal discounts the others on the basis of distance from the subject property.
- 19. The subject property is semi detached and so most weight is given to the Goresbrook Road property at £2200 pcm.
- 20. The subject property has a number of defects as identified above which discounts its value from that of a property in good contemporary letting condition.
- 21. The Tribunal deducts 20% to reflect these matters which gives £1760 pcm rounded to £1750 pcm

Open-Market Rent

£ 1750.00 pcm

Decision

Undue hardship

22. The Tribunal has considered the pleading that an increase in rent would cause undue hardship. In this case the rent is rising from £1350 to £1750 pcm that is £400 pcm. The effective date of the increase was proposed as 1 April 2024. This would result in a 6-month back dating of the rent increase. The Tribunal determines that undue hardship would occur and determines the date of increase to be 1 October 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 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.

