

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AB/MRA/2026/0035
Property	74 School Road, Dagenham, RM10 9QL
Tenant	Brian Nicholson
Tenant's Representative	None
Landlord	Lakhvinder Singh
Landlord's Address	42 Arrange Road, Dagenham, RM6 6EB
Landlord's Representative	Grayfield Solicitors
Date of Application	14 June 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	£2250.00 per calendar month
Date of Valuation	3 August 2026
Date the new rent takes effect	3 October 2026

REASONS FOR THE DECISION

Background

1. On 29 May 2026, the landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £2400.00 per calendar month(pcm) in place of the existing rent of £1200.00 pcm to take effect from 3 August 2026.
2. On 14 June 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 tenant has lived in the property since 2010, the current tenancy commenced on 3 June 2022 at an initial rent £1200.00 pcm. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. The landlord is responsible for repairs as per section 11 of the Landlord and Tenant Act 1985.

Furniture and white goods.

5. The property was let unfurnished, the oven/hob and fridge freezer were supplied by the landlord, the washing machine by the tenant.

Liability for Council Tax and Utilities

6. The tenant is responsible for the payment of Council Tax in respect of the Property and Utilities.

Hearing

7. The tenant requested a hearing and an inspection. 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

8. The property from the application form is said to be a semi-detached house, comprising, living room, bathroom, kitchen, utility, a spare room, two bedrooms, The property is double glazed and has central heating, flooring is laminate and carpets.

9. In the garden is a building the width of the property and approximately 4 to 5 m deep. This is used for storage and has electricity and gas and water connected.
10. The property has double glazing, and central heating, the property is dry and structurally sound, the property has tired decor.
11. The Tribunal carried out an inspection of the Property on 21 September 2026 in the presence of the tenant, the landlord was notified of the inspection and attended.
12. The Tribunal with the benefit of an inspection makes a finding that found the property to comprises;

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 submitted in their Reply Form
 - (i) They believed the property to be a 2 bedroom
 - (ii) That the access for cars was restricted because of the kerb said not to be fully dropped.
15. The tenant did not provide comparable rental evidence, nor commented on the landlord's comparables.:

The Landlord

16. The landlord made the following comments:
 - a) From the landlord's Rely Form:
 - (i) The property comprises 4 bedrooms not two as stated by the tenant this is supported by the licence issued by Barking and Dagenham Borough.
 - (ii) The kitchen is newly fitted
 - (iii) That there is a substantial outbuilding 6m x 6m in the garden.
 - (iv) There is off street parking for up to three cars
 - (v) Large rear garden.

- b) A number of property marketing details said to be comparable;
 - (i) Broad Street Dagenham, 2-bedrooms, above commercial premises asking £1600.00 pcm
 - (ii) Crane Street 2-bedroom, maisonette asking £ 1450 pcm
 - (iii) Beam Avenue Dagenham RM10 3-bedroom, asking £1800 pcm
 - (iv) Comyns Road 2-bed terrace asking £1800 pcm
 - (v) Broad Street, 2-bedroom terrace, RM10, £1850 pcm
 - (vi) Beam Avenue, 3-bedrooms, RM10 asking £2100 pcm
 - (vii) Oval Road North, Dagenham RM10 3-bed terraced asking £ 2150 pcm
 - (viii) Crosby Road, Dagenham RM10 3-bedroom semi asking £ 2200 pcm
 - (ix) Clemance Road, D RM10, 3-bedroom, semi asking £2300 pcm
 - (x) Orchard Road, 4-bedroom terrace asking £2496 pcm

Tribunal findings

17. The Tribunal finds the property to be a semi-detached house, comprising 5 rooms, plus kitchen and bathroom. Two of the rooms are capable of being double bedrooms, two of the rooms are capable of being modest single bedrooms, additionally the final room, that is accessed from the front door lends itself to be the living room. There is evidence of condensation dampness / mould in the ground floor two smaller rooms. The property is in reasonable structural condition; there is double glazing and central heating. Additionally, there is off road parking. The kitchen is relatively new. The laminate flooring in the living room is in fair condition. The carpets throughout the house are worn and the decor shabby.

Determination and Valuation

18. 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.
19. The Tribunal makes the determination on the physical nature of the property found, the tenant suggests two bedrooms, the landlord 4 bedrooms and the

licence provisions apply for 5 persons showing two bedrooms on the ground floor and two on the first floor.

20. The Tribunal prefers “let agreed” comparables however there are none. The landlord provides a range of comparables which run from 2 bed above commercial premises to 4 bedrooms terraced. The tenant did not provide comparables.
21. The Tribunal discounts the properties that are not 3 or 4 bedrooms. A tenant clearly looking to take a four-bedroom house would expect to pay more than a three bedroom. The three-bedroom comparables range from £2100 to £2300. The only 4 bedroom is at £ 2496 pcm.
22. The Tribunal places most weight on the 4-bedroom property. The comparable is mid terrace but there is no evidence of its quality or specification, there does not appear to be front off-road parking.
23. The Tribunal also must consider location, looking at the comparables which are both 3 bedroom and 4 bedroom they are all within approximately 1 mile of the subject property.
24. The Tribunal determines the subject property if in the same condition as the comparables that is contemporary letting standard, would achieve a rent of ££2500 pcm.
25. The property however differs in quality as described above, for which the Tribunal makes a discount of £250.00 pcm equivalent to 10%. This gives a rent of £2250 pc,

Decision

Decision

Undue Hardship

26. The current rent is £1200 pcm, the Tribunal has received submissions from the tenant that the rent is being funded through housing benefit.
27. The threshold for demonstrating undue hardship is high. The tenant has produced a copy their benefit payments and it is noted the effective date of the date proposed rent increase is 3 August 2026.
28. The landlord in their Reply [34/78] objected submitting in sufficient evidence had been supplied to prove the application for undue hardship.
29. The Tribunal has determined a new rent of £2250 pcm. The increase is significant and the effective date of the rent increase as proposed by the Notice is 3 August 2026. The Tribunal considering the size of the increase and the date since the effective date of the Notice, determines that undue hardship would occur and so amends the date of increase to 3 October 2026, the start of the first rental period after decision.

Reimbursement of Fees

30. The tenant has requested the Tribunal make an Order that the landlord should reimburse their application fee of £47.00.
31. The Applicant requested their fee to be reimbursed but provided no further evidence.
32. The landlord did not contest.
33. After consideration of the parties' submissions, the Tribunal Orders the landlord to refund the tenant's application fee of £47.00.

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.