

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00BB/MRA/2026/0029
Property	Flat 303, Windward Court, 5 Gallions Road, London, E16 2FD
Tenant	Saad Abdullah & Shazia Huq
Tenant's Representative	N/A
Landlord	Mohammed Shaukat Chowdhury & Ruby Khanom Kamlay
Landlord's Address	c/o 29 Narrow Street, London E9 8DP
Landlord's Representative	Franklyn James
Date of Application	14 June 2026
Type of Application	Determination of a Market Rent section 14 of the Housing Act 1988
Tribunal Members	Mr D Jagger MRICS Mrs P Ogunfeibo
Date of Decision	7 October 2026
Rent Determined	£2050 per calendar month
Date the new rent takes effect	25 October 2026

REASONS FOR THE DECISION

Background

1. On 1 June 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,350 per calendar month in place of the existing rent of £2,050 per calendar month to take effect from 25 August 2026. This being an increase of £300.
2. On 19 June 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. On 3 August 2026, the Landlord served a further notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £2,200 per calendar month (pcm) in place of the existing rent of £2,050 pcm to take effect from 25 August 2026.
4. In Tribunal Directions dated 11 August 2026, the Tribunal confirmed it appeared that the notice dated 1 June 2026 may be invalid because it takes effect less than 52 weeks after the tenancy began. The Tribunal only has jurisdiction to determine a market rent on the service of a valid Section 13 notice. The parties were asked if they wished to proceed in accordance with the second Notice.
5. In an email dated the 13 August 2026 the Landlord's agent confirmed they wished to rely on the revised Section 13 Notice served on 3 August 2026.
6. The tenancy is an assured shorthold tenancy. This was granted to the Tenant by an agreement dated 25 October 2025 at a rent of £2,020 per calendar month for a term 12 months. Therefore, this is now an assured periodic tenancy.
7. The Landlord's notice was served after the 1 May 2026. The Tribunal has accordingly determined this matter in accordance with the Renters' Rights Act 2025.

Allocation of Repairs between Landlord and Tenant

8. As per Section 11 of the Landlord and Tenant Act 1985.
9. The Property is let unfurnished. The Tenants are responsible for internal decoration and for some minor repairs.

Services Charges or furniture provided by Landlord

10. Service charges are not payable by the Tenants for the Property.
11. No furniture is provided by the Landlord.
12. The rent is exclusive of charges for utilities.

Liability for Council Tax

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

Inspection/Hearing

14. Neither party requested an oral hearing or an inspection of the Property, and both parties agreed to the application being determined without either. The Tribunal has considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise.

The Property

The Property is a purpose built third floor flat which forms part of an eight storey block built in 2009. The accommodation comprises two bedrooms, living room/kitchen, bathroom and balcony. The windows are double glazed and floor coverings were provided. There is electric heating and integrated white goods in the kitchen. The property has an EPC of C which is above average and a stated floor area of 62m².

Outside: There is secure underground allocated parking space.

The Property is situated close to amenities and Galleons Reach (DLR) station.

Evidence

15. The Tenant provided evidence within the application together with details of three comparable flats ranging from £1900-£2050 per month, photographs and floor plan. The Landlord did not provide any evidence.

The Tenant

16. The Tenant made the following comments:

- a) The proposed rent of £2,350 pcm is above the prevailing market evidence for comparable 2-bedroom flats in the immediate Gallions Reach / Royal Docks area. Our market scan shows several similar properties let at £1,900 pcm, including Latitude Court, Albert Basin Way, Royal Docks, and 48 Shackleton Way,
- b) The comparable properties have an en-suite shower room
- c) The comparable properties are let furnished which obtain a higher rental value.
- d) For these reasons, the rent should be £2,000 per month.

The Landlord

- 17. The Landlord did not produce any evidence.

Determination and Valuation

- 18. Section 14 of the Housing Act 1988 requires the Tribunal to determine the rent at which it considers the Property might reasonably be expected to be let on the open market by a willing landlord under an assured tenancy, on the terms of the subject tenancy other than as to rent, and disregarding the matters set out in section 14(2). Those disregards include any effect on the rent attributable to the fact that the Tenants are sitting tenants, and any increase in value attributable to a relevant improvement carried out by the Tenants.
- 19. The Tribunal is grateful to the Tenant for the evidence provided.

The Determination and Valuation

- 20. Relying on its own expert, general knowledge of rental values in the area the Tribunal considers that the market rental of the subject property modernised and in good condition would be in the order of £2,050 per month. This is the rent we would expect the property to let for in the open market including having white goods and curtains provided by the landlord.
- 21. Based upon the evidence provided the Tribunal has made no adjustment to this figure.

Decision

- 22. The tribunal determines that the rent at which the property might reasonably be expected to be let on the open market by a willing landlord under an assured tenancy is £2,050 per calendar month to commence on the 25 October 2026

being the start of the first rent period after the Tribunal's rent 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 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.