

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00BB/MRA/2026/0050
Property	103 Ranelagh Road, East Ham, London E6 2SH
Tenant	M D Maksurda Rahman & Samia Atkar
Tenant's Representative	N/A
Landlord	Elizabeth Buchanan
Landlord's Address	c/o 320 High Road, Leyton, London E10 5PW
Landlord's Representative	O C Homes
Date of Application	24 June 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr D Jagger MRICS Mrs P Ogunfeibo
Date of Decision	7 October 2026
Rent Determined	£1,600 per calendar month
Date the new rent takes effect	14 October 2026

REASONS FOR THE DECISION

Background

1. On 6 June 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1600 per calendar month in place of the existing rent of £1500 per calendar month to take effect from 14 August 2026. This being an increase of £100 which equates to approximately 6.6%.
2. On 24 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. The tenancy is an assured shorthold tenancy granted to the Tenant by an agreement dated 14 May 2025 at the current rent of £1,500 per calendar month payable in advance. The rental period is monthly, and the tenancy was for a period of 12 months. Therefore, this is an assured periodic agreement. In the application the Tenant states occupation commenced in 2020.

Allocation of Repairs between Landlord and Tenant.

4. As per section 11 of the Landlord and Tenant Act 1985.
5. The Tenant is responsible for internal decoration and for some minor repairs.

Services Charges or furniture provided by Landlord

6. Service charges are not payable by the Tenant for the Property.
7. It is assumed the house is let furnished.
8. The rent is exclusive of charges for utilities

Liability for Council Tax

9. 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.

10. None

Inspection/Hearing

11. The parties did not request a hearing or inspection. 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

12. The property is a Victorian mid terrace house with brick elevation under a pitched and tiled roof. The property has an enclosed paved rear garden

The accommodation comprises: two bedrooms, living room, kitchen, bathroom. The windows are partially double glazed and there is gas central heating, and laminate floor coverings. The property has an EPC Rating of D which is average and a stated floor area of 91 m2.

The Property is in an established residential area, convenient to local amenities and East Ham underground station.

Evidence

13. Both the Tenant and the Landlord's agent provided written statements with helpful photographs. The Tenant did not produce any comparable evidence and the Landlord provided a link to a comparable property let at £1,750. The Tribunal was unable to open the link.

The Tenant.

14. The Tenant made the following comments:

- a) The Landlord has not replaced any furniture since 2020
- b) The property has been subject to rodent infestation.
- c) General deterioration to the property with no ongoing maintenance
- d) The garden fencing has collapsed
- e) Internal damage to decorations caused by the previous defective roof covering.

- f) For these reasons the Tenant is of the opinion the proposed rental value should be £1,450 per calendar month.

The Landlord

15. The Landlord made the following comments:

- a) The proposed £1,600 per month is considered to be below current rental values based on comparable evidence of recent lettings in the area.
- b) The Comparable Rental Report (Rightmove Best Price Guide) has similar properties within a one mile radius ranging from £1,850- £2,500 per month.
- c) The roof covering has been replaced
- d) The rodent issue has not been reported to the letting agent
- e) A maintenance report is provided in the bundle

Determination and Valuation

- 16. 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 Tenant.
- 17. The Tribunal is grateful to both parties for the evidence they have provided. The comparable evidence relied upon by the Landlord consists of an advertised asking rent rather than achieved rent. Asking rents are of assistance in establishing the tone of the market but they are not conclusive, since a property can only, since 1 May 2026, let at that, or a figure below the rent at which it was advertised. Advertised rents are now therefore the maximum amounts that a landlord can achieve.

The Determination and Valuation

- 18. Relying on its own expert, general knowledge of rental values in the East Ham area together with the comparable evidence provided by the parties the Tribunal considers that the market rental of the subject property modernised and in good condition would be in the order of £1,950 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.

From this level of rent, the Tribunal has made the following adjustments in relation to the following:

- a) The rodent infestation.
- b) General deterioration to the property based upon the photographic evidence.
- c) The garden fencing has collapsed
- d) Internal damage to decorations caused by the previous defective roof covering.

19. The Tribunal has considered very carefully this information and using its own expertise considers that a deduction of £200 should be applied in order to take account of the of the above matters. It should be noted that this figure cannot be a simple arithmetical calculation and is not based upon capital costs but is the Tribunal's estimate of the amount by which the rent would need to be reduced to attract a tenant.

The full valuation is shown below:

Starting Rent	<u>£1,950 pm</u>
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Less

a) Items given under a)-d) above	<u>£200</u>
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Market rent	£1,750 pm
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20. This application was made after the coming into effect of the Renters' Rights Act 2025, and therefore the rent determined by the Tribunal cannot be more than that proposed by the landlord.

Undue hardship

21. In cases of undue hardship, the Tribunal has a discretion to fix a later starting date of the new rent by up to 2 months from the date a Tribunal makes its determination.
22. The tenant has stated that the proposed rent increase would cause undue hardship. The Tenant stated that he is the sole earner and any increase in rent would cause undue stress. On the basis of the evidence supplied by the tenant, the Tribunal considers that there is not sufficient evidence to show this will cause undue hardship and accordingly sets the starting date for the new rent as 14 October 2026 being the start of the first rent period after the Tribunal's rent determination.

Decision

23. Therefore, the Tribunal determines the market rent at £1,600 per calendar month with effect from 14 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 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.