FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	:	LON/00BH/MRA/2026/0178
Property	:	Flat A-403 Equipment Works 1 Vanguard Way London E17 6ZN
Applicant	:	Anna Blackmore Peter O'Neill (Tenants)
Representative	:	None
Respondent	:	Ridge EW TC Ltd. (Landlord)
Representative	:	Ridge PM Ltd. (Agent)
Date of Application	:	24 July 2026
Type of Application	:	Determination of a Market Rent sections 13 &14 Housing Act 1988
Tribunal Members	:	N. Martindale FRICS S. King
Date of Decision	:	12 October 2026
Rent Determined	:	£2750 per calendar month
Date of new rent start	:	31 October 2026

REASONS FOR DECISION

Background

1 A landlord's notice FORM 4A, dated 1 May 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £2800 per calendar month in replacing a passing rent of £2550 pcm, with effect from 31 July 2026.

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2 At a date, prior to the effective date, under S.13(4)(a) Housing Act 1988 the tenant referred the landlord's notice proposing a new rent, to the Tribunal for determination.

3 The assured tenancy is now periodic calendar monthly.

Allocation of Repairs between Landlord and Tenant

4 As per S.11 Landlord and tenant Act 1985.

Landlord's Service Charges and Furniture provided and costs.

5 Furniture includes: Dining table, sofa, double bed frame & mattress, chair, tv stand, washing machine, 2 bedside tables. No services. Landlords white goods and various floor finishes assumed.

Liability for Council Tax

6 Tenant.

Other relevant terms of tenancy

7 None

Inspection and Hearing

8 An inspection is not routinely carried out. The Tribunal is content that it has sufficient information on the Property, its condition and on comparables, from a combination of the written and any photographic representations received and from its own knowledge and specialist expertise. There was no hearing.

Property

9 There was no inspection. The Property is within a post 2000, 10 level residential block of flats (the Building) in a newly established residential estate near Walthamstow Town Centre. The estate is edged around with older Victorian terraced homes, many subdivided by conversion into flats. (Google Streetview October 2024).

10 The Building walls are finished to dark brown brick. There is free use of communal access ways, landings, lifts etc.. There is restricted street parking but, no obvious off street parking.

11 The Property is on the fourth floor. There are 2 bedrooms, bathroom/wc and shower/wc ensuite and a kitchen combined with living room. Windows are double glazed. There is a centralised water and under floor electric space heating system.

Evidence

12 The Tribunal received completed Form MR1 of 24 July 2026 with the landlord notice in Form 4a. Later the reply Form MR2 came from the landlord both providing background to the Property, the details of other lettings sought and achieved in the Building and surrounding estates. The Tribunal received Form MR3 from the tenant challenging the information from the landlord. The Tribunal is grateful for such information as was provided by one or both of the parties.

Tenant

13 The tenant did not contest the form or content of the landlord's S.13 Notice but, did contest the new rent. The tenant indicated that the new rent should be £2600 pcm. The tenants were unsure of the floor area of their own flat stating that it was either 735 or 975ft2 (68.2 or 90.6m2). If they had measured the Property they did not share the dimensions or total area.

14 The Tribunal received details of other properties to let in E17. Some were of post 2000 purpose built flats including others on and near the Building, other still, being conversions of Victorian former terraced houses nearby. The tenants referred to the relative lack of facilities at the Property compared to some of the flats in other modern blocks which were available at higher rents. The tenant provided a summary of rents sought and their analysis.

15 The tenant was concerned that some of the headline rents offered by the landlord included hidden subsidies and discounts that were not stated. There was reference to 2 bedroom and 2 bathroom flats let or to let July 2026, including: Brunner Road at £2400 pcm; Hillyfields of 59m2 at £2500 pcm; Equipment Works (same Building) at £2700 pcm; Sutherland Road at £2550 pcm; and Vanguard Way at £2650 pcm.

Landlord

16 The landlord confirmed the starting rent as £2550 not the £2550.50 pcm as stated by the tenants. The landlord confirmed the Property with a floor area of 85.7m2. The landlord maintained that the Property was generally larger than many of the comparables offered by the tenant for other small 2 bedroom 2 bathroom purpose built flats.

17 The landlord's agent provided details of purpose built flats in the Building and other modern comparable flats in similar blocks nearby in E17. Some were nearer Walthamstow Town Centre and the train and tube transport hubs running through LB Waltham Forest. These showed rents of over £2800 pcm in the Building for flats of this size and the landlord confirmed they considered the proposed rent, low.

Law

18 In accordance with the terms of S.14 of the Act we are required to determine the rent at which we consider the property might reasonably be expected to let in the open market, by a willing landlord, under an assured tenancy, on the same terms as the actual tenancy; ignoring any increase in value attributable to tenant's improvements and any decrease in value due to the tenant's failure to comply with any terms of the tenancy. Thus the Property falls to be valued as it stands; assuming that it's in a reasonable internal decorative condition.

Valuation

19 From the Tribunal's own general knowledge of market rent levels in LB Waltham Forest having regard to each party's comparable material, preferring those from the landlord (of purpose built 2 bedroom 2 bathroom flats) but mindful of potential hidden discounts; for a Property of this type and location, it determines that it would let on normal Assured Periodic Tenancy (APT) terms, for £2750 pcm, fully fitted and in good order. This is the rent we would expect the Property to let for in the open market, if it was in the same condition as comparable properties including landlord's white goods and floor coverings.

20 The Tribunal finds no defects at the Property significant to affect the rent. It makes no adjustment to the starting figure and therefore determines the new market rent at £2750 pcm.

Undue Hardship

21 At most, the start date for the new rent could be delayed by a Tribunal by up to 2 months, effective from the beginning of the next rent period following, if undue hardship were shown by the tenant. It does not affect the market rent level itself. Allowance for hardship from this increase in the rent was not sought by the tenant in their application, and no supporting details were provided. The Tribunal makes no change to the effective date of the new rent is made by the Tribunal.

Decision and effective start date

22 The new rent of £2750 pcm is to be levied from and including the start date of the next rent period falling due, which is 31 October 2026.

23 Although the landlord is not obliged to charge this rent and may charge a significantly lower rent as a result of their own choice, policy, or governmental regulation; they may not charge more than this figure. Otherwise any further reduction in this figure on what is levied, is a matter between the parties, only.

Chairman N Martindale FRICS Date 12 October 2026

Rights of appeal

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the tribunal is required to notify the parties about any right of appeal they may have.

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 decision to the person making the application (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rule 2013).

If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not complying with the 28 day time limit; the tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

The application for permission to appeal must identify the decision of the tribunal to which it relates (i.e., give the date, the property, and the case number), state the grounds of appeal and state the result the party making the application is seeking.

If the tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).