FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00AR/MRA/2026/0213**
Property	**:**	**Flat 20 Cathedral Court Wideford Drive Romford RM7 0GU**
Applicant	**:**	**Amarnath Pitchai (Tenant)**
Representative	**:**	**None**
Respondent	**:**	**Mercury Land Holdings Ltd. (Landlord)**
Representative	**:**	**Haart Estate & Lettings (Agent)**
Date of Application	**:**	**30 July 2026**
Type of Application	**:**	**Determination of a Market Rent sections 13 &14 Housing Act 1988**
Tribunal Members	**:**	**N. Martindale FRICS W. Gibbs**
Date of Decision	**:**	**23 September 2026**
Rent Determined	**:**	**£1425 per calendar month**
Date of new rent start	**:**	**23 September 2026**

REASONS FOR DECISION

Background

1 A landlord's notice FORM 4A, dated 24 June 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £1550 per

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calendar month in replacing a passing rent of £1425 pcm, with effect from 23 September 2026.

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 No furniture. No services. Landlords white goods and various floor finishes.

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.

Property

9 There was no inspection. The Property is within a new residential block of flats c.2015 to some 6 floors (the Building) near the centre of Romford and the railway station. The Building is set among an area of significant redevelopment for new low and medium rise residential blocks. (Google Streetview April 2018).

10 The Building walls are finished to tan/ brown brick, modern double glazed alloy/ plastic window frames. Some flats have balconies. There is free use of communal access ways, landings, lifts etc..

11 The Property is on the ground floor. There is a balcony. There is 1 bedroom, bathroom and combined living room/ kitchen. Windows are double glazed. There is a centralised water and space heating system.

Evidence

12 The Tribunal received completed Form MR1 of 30 July 2026 with the landlord notice in Form 4a. Later the reply Form MR2 came from the landlord both providing some background to the Property and the letting. The tenant replied through Form MR3. 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.

14 The tenant referred to 4No. one bedroom flats from Zoopla, let recently nearby in Maxwell Road, Crown Drive and Wideford Drive; 1 let for £1400 pcm without balcony, 3 let at £1450 pcm with a balcony.

15 The tenant included a small selection of photographs showing the interior and exterior of the Property, a modern one bedroom flat.

Landlord

16 The landlord's agent presented 'Best Price' report from Haart of some dozen or so completed recent lettings of 2 bedroom flats, showing a rents achieved between £1750 and £1850 pcm. These properties were from Pulse Court, Maxwell Road, Arc Court, etc. (The Property is a one bedroom flat however).

Law

17 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; but assuming that the Property to be in a reasonable internal decorative condition.

Valuation

18 From the Tribunal's own general knowledge of market rent levels in LB Havering having regard to each party's comparable material, preferring those from the tenant (of 1 bedroom flats); for a Property of this type and location, it determines that it would let on normal Assured Periodic Tenancy (APT) terms, for £1450 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.

19 The Tribunal Building of which it formed part. The Tribunal makes no adjustment to the starting figure and therefore determines the new market rent at £1450 pcm.

Undue Hardship

20 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. No change to the effective date of the new rent is made by the Tribunal.

Decision and effective start date

21 The new rent of £1450 pcm is to be levied from and including the start date of the next rent period falling due, which is 23 September 2026.

22 **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 23 September 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).