FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00BG/MNR/2026/0190**
Property	**:**	**Flat 15, Thirza House, Devonport Street London E1 0EL**
Applicant	**:**	**Nimo Omar (Tenant)**
Representative	**:**	**None**
Respondent	**:**	**Tower Hamlets Community Housing (Landlord)**
Representative	**:**	**None**
Date of Application	**:**	**30 March 2026**
Type of Application	**:**	**Determination of a Market Rent sections 13 &14 Housing Act 1988**
Tribunal Members	**:**	**N. Martindale FRICS** **O. Awotesu**
Date of Decision	**:**	**16 September 2026**
Rent Determined	**:**	**£350 per week**
Date of new rent start	**:**	**6 April 2026**

REASONS FOR DECISION

Background

1 A landlord's notice was served under Section 13(2) Housing Act 1988 proposing a new rent of £171.15 pw in place of the passing rent of

© CROWN COPYRIGHT 2013

£160.27 pw, to take effect from 6 April 2026. This new rent figure included a fixed service charge of £36.69 pw.

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 weekly.

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 There is a small fixed service charge included in the rent. No furniture. Carpets and floor coverings from the landlord. Landlord provided the usual white goods in the kitchen.

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 located within a tower block built around the 1980's, in LB Tower Hamlets. The Property is at second floor level, it has stairs and lift access from the ground floor. The accommodation is one bedroom, living room, bathroom/ wc, kitchen. There are communal landings stairways and outside yards maintained by the landlord.

10 The Property is located in a large Building – Thirza House, near extensive provision of other lower and high rise social housing blocks in an established residential area. The Building has residential accommodation on multiple levels.. (Google Streetview August 2025). There are on street parking restrictions around the Building.

11 The Building appears in fair external condition. The main roof over appears flat but is completely hidden at ground level. Window glass is double glazed. There is electrically powered central space and water heating.

Evidence

12 The Tribunal received completed Form Rents 1 dated 30 March 2026 from the tenant and Form Rents 1b, the tenants response. The Tribunal received the Form Rents 1a from the landlord. It is grateful for such information as was provided by one or both of the parties and in particular from attendance at a hearing, that was requested.

Hearing

13 The Tribunal held a hearing by video link on 16 September 2026. Both parties attended. The tenant was able to elaborate on the materials provided in their prior written representations to the Tribunal. The Daniel provided some additional material incidental to the existing written representations.

Tenant

14 The tenant did not contest the validity, form or content of the landlords S.13 Notice but, did contest the new rent. In their form the tenant stated that the passing rent was £694 pcm. The tenant felt that the rent should be £700 pcm. The tenant said that the Property was in disrepair, unfit for human habitation. There was "excess cold", damp, and there had been damp ingress at the Property. No photographs were provided in support.

15 The tenant stated that the services provided were inadequate, that rubbish was not removed, nor was cleaning of communal areas undertaken. The tenant included 3No. photographs of rubbish in the outside communal pathway to the main entrance. The Tribunal did not receive pictures of the inside the Building or inside the Property.

Landlord

16 The Tribunal received completed Form 1a from the landlord. It explained the annual increase that was being made to the rent at the Property, as limited, because of Government regulation in the housing association's annual rent changes.

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 LB Tower Hamlets for a Property of this type, location, size, features and services available and in this Building of which they form part; the Tribunal determines that it would let on normal Assured Periodic Tenancy (APT) terms, for £350 pw, fully fitted and in good order. This would reflect any service charge as included in that figure.

19 The Tribunal did not receive any evidence from the parties to justify making an end allowance from the starting figure. The Tribunal therefore determines the new market rent at £350 pw.

Undue Hardship

20 At most, the effective start date for the new rent would be delayed to the date of the decision (as the Notice predates the changes made by the Renters Rights Act 2025). Application for an allowance for hardship from this increase in the rent was made but, no supporting documents were provided by the tenant. No change to the effective date of the new rent is made by the Tribunal.

Decision and effective start date

21 The starting date of the new rent of £350 pw to be levied is from and including 6 April 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 16 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).