	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AM/MRA/2026/0347
Property	Flat 30, Union Mill Apartments, Samuel Street, Hackney, London, E8 4FN
Tenants	Kasra Ansari & Francesca Pacifico
Tenant's Representative	N/A
Landlord	Joseph City Mills Ltd
Landlord's Address	5 Churchill Place, 10th Floor, Canary Wharf, London E14 5HU
Landlord's Representative	Joseph Target Ltd (Trading as Metra Living)
Date of Application	19 August 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr D Jagger MRICS Ms O Awotesu
Date of Decision	20 October 2026
Rent Determined	£2,855 per calendar month
Date the new rent takes effect	20 October 2026

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REASONS FOR THE DECISION

Background

1. On 14 July 2026, the Landlord's agent served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2930 per calendar month in place of the existing rent of £2800 per calendar month to take effect from 27 September 2026. This being an increase of £130 which equates to approximately 4.6%.

2. On 19 August 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 27 August 2025 for a term of 12 months at the current passing rent of £2800. A copy of the agreement was included within the bundle of evidence. The rental period is monthly, and this is an assured periodic agreement.

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. The property is let partly furnished including: Two double bed frames, wardrobe, dining table and four chairs.

8. The rent is inclusive of a communal heating system via a Heat Integrator Unit.

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. 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 third floor purpose built flat forming part of a seven storey block with brick elevations built in 2018.

13. The accommodation comprises: living room/kitchen, 2 bedrooms, bathroom, en-suite shower room and balcony. The windows are double glazed; there is an electric communal heating system, floor coverings and white goods in the kitchen. The property has an EPC Rating of C which is above average and a stated floor area of 62m2. The Property is located in an recently established residential area convenient to local amenities and Haggerston station.

Evidence

14. The parties provided a written statement within the application together with helpful photographs and floor plan. The parties produced comparable evidence of the marketing of two bedroom flats in the area.

The Tenant.

15. The Tenant made the following comments:

    a) At the commencement of the tenancy the Tenants offered £75 above the rental value on offer in order to secure the flat.
    b) The schedule of comparable evidence provided for similar properties in surrounding blocks confirms a rental value of £2725 per month. (range £2575-£2759 per month)
    c) Scaffolding erected on the building enabling roof repairs has restricted the amenity, restricting natural light, privacy and outlook.

The Landlord

a) The proposed rent £2,930 pcm (from £2,800, +4.6%) for Flat 30, Union Mill Apartments, E8 4FN (829 sqft, unfurnished, no parking), supported by 3 comparables: (1) Flat 38, Union Mill Apts, 829 sqft, let £2,900 on 17/04/26 (2) Baltic Place N1, 728 sqft, let £2,800 on 20/04/26 (3) Kingsland Road E8, 750 sqft, let £2,750 on 19/02/26. Each adjusted for furnishing, parking, size and trended to review date, giving weighted average £2,931.31, supporting proposed rent. Based on the weighted average analysis above, the market rent for this property is £2930 pcm.
b) The scaffolding relating to roofing works are essential landlord obligation and due to complete and be removed on 25/09/26.

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 written statements and the comparable evidence provided by the Landlord. The evidence relied upon by the Tenant consists of a schedule of properties with no precise addresses, limited information regarding floor area date of rental agreement. It is for these reasons the Tribunal prefers the Landlord's evidence which provides a clear valuation methodology. What however, the Landlord has failed to include is an adjustment for the erection of the scaffolding to the block. The Tribunal is of the opinion this must have an effect on rental marketability. At the time of this decision, there is no guarantee that the scaffolding will be removed in September 2026 and for these reasons an adjustment is made.

Determination and Valuation

18. Relying on its own expert, general knowledge of rental values in the Haggerston area together with the comparable evidence provided by the parties the Tribunal considers that the market rental of the subject property in this location modernised and in good condition would be in the order of £2,930 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. Tribunal From this level of rent, the Tribunal has made adjustments in relation to the effects of the scaffolding.

21. The Tribunal has considered very carefully this information and using its own expertise considers that a deduction of £75 should be applied. 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	£2,930 pm
Less	
a) Scaffolding.	£75
Market rent	£2,855 pcm

Decision

19. The authority for the Tribunal to set the date when a new rent takes effect now comes from Section 14(A1) and the related determination provisions in the Renters' Rights Act 2025 (which amends the Housing Act 1988). Therefore, the new rent takes effect from the date of this decision.

20. The Tribunal determines the market rent at £2,855 per calendar month with effect from 20 October 2026 being the date of the Tribunal's decision.

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.