	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AM/MRA/2026/0330
Property	31 Zest House, Beechwood Road, London E8 3FQ
Tenant	Francesco Fiori. Caroline Gayed.
Tenant's Representative	In person.
Landlord	Kevin Bunce. Christopher Hunt.
Landlord's Address	Dream Home Ltd, 7 The Deacon Estate, London E4 8QF.
Landlord's Representative	Foxtons Limited.
Date of Application	17 August 2026.
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Ms. A. Hamilton-Farey. Ms. S. Greer.
Date of Decision	19 October 2026.
Rent Determined	£2,375.00 per calendar month.
Date the new rent takes effect	19 October 2026.

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REASONS FOR THE DECISION

Background

1. On 1 July 2026 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,500.00 pcm in place of the existing rent of £2,375.00pcm to take effect from 17 September 2026.

2. On 17 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 assured tenancy commenced on 17 September 2022 for a term of twenty-four months.

4. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

5. As per section 11 of the Landlord and Tenant Act 1985.

Services Charges or furniture provided by Landlord (other than carpets and curtain and white goods specified below) and the costs relating to the same.

6. None.

Liability for Council Tax

7. The Tenants are 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.

8. None

Inspection/Hearing

9. Neither party requested an oral hearing. The Tribunal has considered this case based on the papers provided by the parties and its own knowledge and specialist expertise.

The Property

10. The tribunal did not inspect the property, but photographs were provided by the applicants. In addition, the tenants described the property in their reply form. This description was not disputed by the landlords' agents.

11. The property is situated on the 7th floor of a 10-storey block and comprises, 1 bedroom, Kitchen, Living Room, Bathroom/W.C., balcony. There is a mixture of carpet and laminate flooring. The property has a benefit, with other residents, of a concierge, roof terrace and gym room. The property was generally let unfurnished, although the landlords supplied a sofa and bed/mattress, the latter having been replaced by the tenants.

Evidence

12. Both the Tenant and the Landlord returned the Tribunal's Reply forms.

The Tenant.

13. The Tenant made the following comments:

    a) The property suffered from some defects including deterioration of the finishes.
    b) The lift to the block was frequently broken/not working correctly.
    c) The building has cladding which is due to be removed under the Building Safety Act.

14. In tenants did not provide their own evidence of comparable properties but commented on those supplied by the landlord.

The Landlord

15. The landlord's representatives said in their evidence that the problems with the lift and cladding replacement would not influence the rental value of the property. They supplied many documents containing both comparables to be relied on as well as statistical evidence of current lettings and both lower quartile, median and upper quartile rents. The agents say that these documents amply support a rent of £2,500 because the rents ranged from £2,000 – to £4,000.

They also referred in their evidence to the fact that the rent sought was within the highest quartile range.

Tenants' Comments:

16. The tenants disagreed with the agent's evidence, saying that some of it was wrongly 'linked' so that properties could not be identified. They say that from their own research of the landlords' comparables, they suggest that their bid of £2,300 is fully supported and should be the rent payable.

Determination and Valuation

17. The tribunal has considered the evidence supplied by the landlord's agents. We find that the current market rent for a one-bedroomed property would be in the region of £2,500 per month, but that would not take into consideration the wear and tear on the property since this tenancy started in 2022, and if the property became vacant, it would be likely that the landlord would have to redecorate/refresh the flat before a new rental would be achieved.

18. The tribunal does not agree with the landlords' view that the problems with the lift and more importantly the cladding would not influence rental value.

19. We find that, if a prospective tenant was informed that the property required major cladding remediation works, possibly with the installation of scaffolding, noise, dust and disruption, they would not bid the full market rent for the unit.

20. We do not however find that the current rent should be reduced to reflect these issues.

21. In the circumstances the tribunal confirms the existing rent of £2,375 per calendar month. Under the Renters Rights Act to which this Notice of Increase applies, the tribunal should set a rent commencing on the payment date following the tribunal's decision. In this instance, the rent payable is from 17 November 2026 which will be first date that the landlord will be able to increase the rent again, but in practical terms there is no change to the rent payable in the interim.

Decision

22. Therefore, the Tribunal determines the market rent at £2,375.00 per calendar month with effect from 17 November 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.