	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**LON/00AJ/MRA/2026/0261**
Property	**436 Westgate House, West Gate, London, W5 1BL,**
Tenants	**Tyronne Ramella**
Tenant's Representative	**N/A**
Landlord	**DeeLeeRich Properties Ltd**
Landlord's Address	**127 Marmion Avenue, Chingford, E4 8EJ,**
Landlord's Representative	**None**
Date of Application	**5 August 2026**
Type of Application	**Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Mr D Jagger MRICS** **Mr C Piarroux JP**
Date of Decision	**28 October 2026**
Rent Determined	**£1,700 per calendar month**
Date the new rent takes effect	**28 October 2026**

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REASONS FOR THE DECISION

Background

1. On 26 May 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1750 per calendar month in place of the existing rent of £1650 per calendar month to take effect from 19 August 2026. This being an increase of £100 which equates to approximately 6%.

2. On 5 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 1 April 2024 for a minimum period of 3 months at the current passing rent of £1650. A copy of the agreement was included within the bundle of evidence. The rental period is monthly, and this is now 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 damaged bed frame, 1 sofa 1 damaged double bed frame 4 dining chairs 1 small circular dining table 2 coffee tables 1 side lounge table 1 chest of drawers for clothes 3 slot. 1 microwave 1 built in fridge and mini freezer 2 level only. 1 built in 4 stove electric hob and oven.

Liability for Council Tax

8. 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.

9. None

Inspection/Hearing

10. 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

11. The property is a fourth floor converted flat forming part of a large multi storey Landmark former office block built during the 1960s and subsequently converted to form residential units in 2020. There is a communal gym, and Cinema Room.

12. The accommodation comprises: living room/kitchen, bedroom and bathroom, The windows are said to be single glazed; there is an electric heating system, floor coverings and white goods in the kitchen. The property has an EPC Rating of D which is average and a stated floor area of 57m2. The Property is located in an established residential area convenient to local amenities and Hanger Lane station.

Evidence

13. The Tenant provided comprehensive written statements together with helpful photographs, floor plan and a schedule of comparable evidence for lettings in the block which have been analysed. The landlord produced a written statement. (MR2 Form)

The Tenant.

14. The Tenant made the following comments:

    a) The appropriate open-market rent to be £1,600 per calendar month based on comparable one-bedroom apartments within Westgate House and the actual specification and condition of Flat 436.
    b) The gym is not operational
    c) The supporting comparable evidence includes Westgate House apartments advertised or recorded at approximately £1,600, £1,647 and £1,700 per month.

d) Flats advertised for higher rents in the block have a superior specification, better storage and furniture package.
e) Flat 436 is internally facing onto the Atrium and receives limited direct natural sunlight compared with outward-facing apartments in Westgate House.
f) A Comparative Property Assessment Report provides evidence of the rental value at £1,600 per month.
g) The furniture provided by the Landlord is inferior that provided to other flats in the block.

The Landlord

a) Of the thirteen comparators the tenant relies on, only five are recorded in that register as currently active, verifiable asking prices (WH-CMP-001, 002, 003, 004 and 010). Those five are priced at £1,750, £1,700, £1,750, £1,750 and £1,843: a range that sits at or above my proposed rent, not below it.
b) The comparators the tenant uses to support a lower figure (WH-CMP-005, 006, 007, 008, 009, 011, 012 and 013, priced between £1,600 and £1,700) are, on the face of the tenant's own register, either 'let agreed', 'no longer on market', 'historical', or have 'availability not confirmed'. None represents a property currently obtainable on the open market at that price.
c) Two of the listings the tenant relies on contain internal size inconsistencies acknowledged in the tenant's own evidence register (WH-CMP-008: 538 sq ft in the summary against 431 sq ft in the description; WH-CMP-012: 516 sq ft against "approximately 520 sq ft"), and the register itself records that WH-CMP-001 and WH-CMP-004 carry no independent image verification, with WH-CMP-001's own listing stating that "pictures and floorplans may be illustrative". • WH-CMP-010, at £1,843, is higher than my proposed rent and is recorded as available immediately; this is evidence supporting a rent above £1,750, not below it, and I do not accept
d) Taking the currently active, verifiable listings in the tenant's own register together, they average approximately £1,758 per calendar month; in line with, not below, my proposed rent of £1,750. I therefore disagree with the tenant's Appendix D conclusion and ask the Tribunal to place limited weight on the historical, let-agreed and unconfirmed comparators the tenant's own evidence register identifies as such.
e) The current rent of £1,650 pcm has not been increased at any point since it was set, and the proposed rent of £1,750 would not take effect until 19 August 2026 at the earliest; a period of approximately 28 months during which no increase has been applied. The proposed increase of £100, spread over that period, is equivalent to an annualised increase of only around 2.5–2.6% per year.

f) The Office for National Statistics, "Private rent and house prices, UK: August 2026", published 19 August 2026, (available at ons.gov.uk). This records annual private rent inflation of 3.0% in London, 3.8% in England and 3.7% across the UK in the 12 months to July 2026, which supports the Landlord's position.

Determination and Valuation

15. 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.

16. **The Post-May 2026 Framework:** Following the implementation of the Renters' Rights Act on **1 May 2026**, most private tenancies in England automatically converted into or were created as assured periodic tenancies. Under this framework, the Section 13 process is now the only statutory route for a Landlord to implement a rent increase on these tenancies.

17. The Tribunal is grateful to both parties for the written statements and the comparable evidence. 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.

Determination and Valuation

18. Relying on its own expert, general knowledge of rental values in the Ealing area together with the detailed comparable evidence provided by the Tenant 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 £1,700 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. The Tribunal has made no adjustments to the proposed rental figure.

19. The reason for this rental figure is that rents have increased since the rental of £1650 agreed in 2024. Based upon The Office for National Statistics, "Private rent and house prices, UK: August 2026", published 19 August 2026, presented in the Landlord's evidence. This records annual private rent inflation of 3.0% in London being £49.50.

Undue hardship

20. The new rent takes effect from the date of this decision unless that would cause undue hardship to the Tenants. In cases of undue hardship, the Tribunal has a discretion to fix a later starting date up to 2 months beyond the date a Tribunal makes its determination.

21. The Tenant has stated that the proposed rent increase would cause undue hardship. The tenant commented that any proposed increase would represent a significant additional ongoing financial commitment. His employment situation is in difficulties, and he has not been paid for a number of months. He would therefore experience financial hardship if the proposed rent increase were applied. On the basis of the evidence supplied by the tenant, the Tribunal considers that there is not sufficient evidence to show this will not cause undue hardship and accordingly sets the starting date for the new rent at 28 October 2026

Decision

22. 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.

23. The Tribunal determines the market rent at **£1,700** per calendar month with effect from 28 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.