	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**LON/00BB/MRA/2026/0242**
Property	**Apartment 101 Burford Wharf, 3 Cam Road, Stratford, London E15 2SL**
Tenants	**Jie Li & Feiyang Shi**
Tenant's Representative	**N/A**
Landlord	**Sana Ansari**
Landlord's Address	**c/o 42 Romford Road, Stratford London E15 4BZ**
Landlord's Representative	**Martin Smith Property Management Ltd**
Date of Application	**3 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 K Beheshtizadeh**
Date of Decision	**30 October 2026**
Rent Determined	**£2,250 per calendar month**
Date the new rent takes effect	**30 October 2026**

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REASONS FOR THE DECISION

Background

1. On 29 June 2026, the Landlord's agent served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,300 per month in place of the existing rent of £2,250 per month to take effect from 31 August 2026. This being an increase of £50 which equates to approximately 2.22%.

2. On 3 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 Tenants by an agreement dated 31 August 2025 for a term of 12 months at the current passing rent of £2,250 per month. 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 sofa, small side tables, beds, dining table and chairs, bedside tables, television and kitchen white goods.

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

No

Inspection/Hearing

9. 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

10. The property is a sixteenth floor purpose built flat forming part of a multi storey block built around 2005 with concierge service.

11. The accommodation comprises: living room/kitchen, two bedrooms and bathroom, The windows are double glazed; there is an electric 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 78m2. The Property is located in a mixed residential and commercial area convenient to local amenities and DLR Stratford.

Evidence

12. The parties provided comprehensive written statements together with helpful photographs and floor plan, inventory report. Both parties produced comparable evidence of the marketing of two bedroom flats in the block and surrounding area.

The Tenant.

13. The Tenant made the following comments:

    a) The current market rental value is £2200 based upon the comparable evidence.
    b) The comparable evidence produced by the Landlord has a large radius of 0.25 miles which actual addresses
    c) There have been disrepair issues which include blocked drains and hot water issues.
    d) There are areas of mould in the flat, sealant defects and cracked window.
    e) The Tenant states the rent does not include an allocated parking space. There is no mention of a parking space in the agreement and the agent's details confirms a parking space is available at an additional cost.

The Landlord

a) The property benefits from a large reception room and hallway providing generous living space, window coverings, and a modern kitchen with white goods listed in the inventory.
b) The property is located on the 16th floor with uninterrupted views over east, west, south and north London.
c) The landlord maintains the proposed rent of £2300 per calendar month and still places the rent below that of other comparable apartments in the immediate area.
d) The tenant has submitted evidence of two flats available to let within the same building. However, these properties are not directly comparable, as neither includes a secure private parking space, which is a significant additional feature of 101 Burford Wharf. Secure allocated parking in this location commands a premium and should be taken into account when assessing the market rent.
e) The most significant comparable is in the same building - Apartment 115, which was let agreed at £2,400 per calendar month. That figure is above the £2,300 proposed for Apartment 101, despite Apartment 115 having a balcony, and being smaller.

Determination and Valuation

14. 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.

15. **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.

16. The Tribunal is grateful to both parties for the written statements and the comparable evidence. The evidence relied upon by the parties consists of advertised asking rents rather than achieved rents. Asking rents are of assistance in establishing the tone of the market but they are not conclusive, since a property may in the event let at a figure above or below the rent at which it was advertised.

Determination and Valuation

17. Relying on its own expert, general knowledge of rental values in the Stratford 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 £2,250 per month. This is the rent we would expect the property to let for in the open market including having white goods and floor coverings provided by the landlord. The Tribunal has made no adjustments to the proposed rental figure.
18. For completeness, the Tribunal is of the opinion that based upon the evidence provided by the parties the rental value does not include a parking space,

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 **£2,250** per calendar month with effect from 30 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.