	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00BB/MRA/2026/0223
Property	Flat 45 Edge Apartments, 2 Lett Road, London, E15 2HP
Tenant	Biana Nicheva & Samia Hansal
Tenant's Representative	N/A
Landlord	The Master Wardens and Commonalty of the Mystery of Freeman of Carpentry of the City of London
Landlord's Address	165 Fleet Street, London, EC4A 2DW
Landlord's Representative	Daniel Watney Partnership
Date of Application	31 July 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Ms S Beckwith MRICS Mr W Gibbs JP
Date of Decision	6 November 2026
Rent Determined	£1,760 per calendar month
Date of Valuation	1 August 2026
Date the new rent takes effect	1 December 2026

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REASONS FOR THE DECISION

Background

1. On 18 May 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1,800 per calendar month (pcm) in place of the existing rent of £1,620 pcm to take effect from 1 August 2026.

2. On 31 July 2026, under Section 14 (A3) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of an open-market rent.

3. The tenancy commenced on 29 May 2021. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. 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.

5. The flat was let furnished with a kitchen table and two chairs, two seater sofa, armchair and bed with mattress.

Liability for Council Tax

6. 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.

7. The rent includes a heating/hot water charge. The current and proposed charge is £60 per month.

Hearing

8. Neither party requested an oral 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

9. The Tenant provided a floor plan of a similar flat, confirming the layout was the same. No internal photographs were provided.

10. The Property is a seventh floor flat forming part of a modern development, offering the following accommodation:

    Property: one bedroom, a bathroom and open plan kitchen/living room/dining room.

    Outside: a balcony. There is a communal roof garden in the development.

    The Property benefits from underfloor heating and double glazing.

    The Property is situated in Stratford town centre in east London. One of the entrances to Stratford International station is less than a quarter of a mile to the north.

Evidence

11. The Tenant completed the MR1 (tenant) form. The Landlord did not complete the MR2 form, therefore a MR3 (tenant's reply) form was also not completed.

The Tenant

12. The Tenant made the following comments:

    a) There have been major cladding works resulting in scaffolding on the building for the past two years. These works are partly ongoing and they cannot use the main entrance to the building, meaning they cannot get deliveries.
    b) There is a rat infestation.
    c) The subject building does not have security, concierge, a gym or other communal facilities. The lack of security/concierge means the building has suffered from anti-social behaviour issues, which have been reported to the police.
    d) There is a construction site for a 31 storey building, which is expected to be disruptive and they suggest a 5-10% discount would be applicable in the market.

13. The Tenant provided the following comparables:

a) Halo – a one bedroom flat to let at £1,775 pcm. The Tenant suggests the building has a concierge and gym.
b) Gerry Raffles Square – a one bedroom flat to let at £1,650 pcm. The property is furnished, has a balcony and benefits from a concierge, communal gardens and gym.
c) Quadrangle House – a one bedroom flat showing as let agreed at £1,650 pcm.
d) Icona Point – a one bedroom flat showing as let agreed at £1,750 pcm. The building has a concierge and gym.

14. The Tenant referred to six comparables in their form, but the Tribunal could only discern four in the evidence submitted.

15. The Tenant confirmed their opinion that the market rent is £1,680 pcm.

Determination and Valuation

16. Under section 14(1) of the Housing Act 1988 (as amended), the Tribunal is required to determine the rent at which the Property might reasonably be expected to let in the open market by a willing Landlord at the beginning of the new period specified in the Landlord's notice. Relevant Tenant improvements or failure of the Tenant to comply with the terms of the tenancy are to be disregarded. Historic issues relating to the tenancy or the personal circumstances of the Landlord are not taken into account. The personal circumstances of the Tenant are only considered if an application for hardship has been made.

17. Some the issues reported by the Tenant are historic. By the valuation date of 1 August 2026 the Tribunal finds that the cladding works had been completed and works to the building entrance were due to complete imminently. These would therefore not affect the rental value.

18. The Tenant has provided no evidence of a rat infestation.

19. The Tribunal notes that comparables a), c) and d) provided by the Tenant have better amenities, but are not as centrally located.

20. Relying on its own expertise and general knowledge of rental values in the area, and the comparables provided by the Tenant, the Tribunal considers that the market rent of the subject Property would be in the order of £1,700 pcm. This is the rent we would expect the property to let for in the open market at the valuation date and if it was in the same general condition as the comparable properties including having white goods and some furniture provided by the landlord.

21. The Tribunal has taken into account the amenities and location (including being next to a building site) of the Property in arriving at the level of rent achievable in the open market set out above and therefore makes no further adjustments. From this level of rent, we add the £60 pcm for the heating charge.

Decision

22. The Tribunal determines the new rent amount at £1,760 per calendar month with effect from 1 December 2026 which is the beginning of the first new period of the tenancy which begins on or after the date of the determination.

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 after 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.