	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**LON/00BG/MRB/2026/0005**
Property	**63 Wellington Row, London, E2 7BB**
Tenant	**Elsa Guadarrama Rubio and Paul Ferdinand Jager**
Tenant's Representative	**None**
Landlord	**Richard Charles Scott**
Landlord's Address	**Swan House, 203 Swan Road, Hanworth, TW13 6LL**
Landlord's Representative	**Dexters Shoreditch- Jeyda Hassan**
Date of Application	**1 August 2026**
Type of Application	**Determination of an Open-Market Rent section 22 of the Housing Act 1988**
Tribunal Members	**R Waterhouse FRICS** **K Beheshtizadeh**
Date of Decision	**26 October 2026**
Rent Determined	**£4500.00 per calendar month**
Date of Valuation	**9 July 2026**

REASONS FOR THE DECISION

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Background

1. On the 9 July 2026, the Landlord and Tenant entered into an agreement for a tenancy commencing on 9 July 2026 for 63 Wellington Row, London, E2 7BB. The rent being £4500 per month payable monthly on the 9th of the month.

2. The Tenant made an application under section 22 of the Housing Act 1988, for the Tribunal to determine a rent for the property.

The Law

22 Reference of excessive rents to [appropriate tribunal].

(1) Subject to section 23 and subsection (2) below, the tenant under an assured shorthold tenancy may make an application in the prescribed form to the appropriate tribunal for a determination of the rent which, in the appropriate tribunal's opinion, the landlord might reasonably be expected to obtain under the assured shorthold tenancy.

(2) No application may be made under this section if—

(a)the rent payable under the tenancy is a rent previously determined under this section; .

(aa)the tenancy is one to which section 19A above applies and more than six months have elapsed since the beginning of the tenancy or, in the case of a replacement tenancy, since the beginning of the original tenancy; or]

(b)the tenancy is an assured shorthold tenancy falling within subsection (4) of section 20 above (and, accordingly, is one in respect of which notice need not have been served as mentioned in subsection (2) of that section).

(3)Where an application is made to the appropriate tribunal] under subsection (1) above with respect to the rent under an assured shorthold tenancy, the appropriate tribunal] shall not make such a determination as is referred to in that subsection unless they consider—

(a)that there is a sufficient number of similar dwelling-houses in the locality let on assured tenancies (whether shorthold or not); and

(b)that the rent payable under the assured shorthold tenancy in question is significantly higher than the rent which the landlord might reasonably be expected to be able to obtain under the tenancy, having regard to the level of rents payable under the tenancies referred to in paragraph (a) above.

(4)Where, on an application under this section, the appropriate tribunal] make a determination of a rent for an assured shorthold tenancy—

(a)the determination shall have effect from such date as the appropriate tribunal] may direct, not being earlier than the date of the application;

(b)if, at any time on or after the determination takes effect, the rent which, apart from this paragraph, would be payable under the tenancy exceeds the rent so determined, the excess shall be irrecoverable from the tenant; and

(c)no notice may be served under section 13(2) above with respect to a tenancy of the dwelling-house in question until after the first anniversary of the date on which the determination takes effect.

The Tenancy

3. The rent for which the determination is to be made is that which the landlord might reasonably be expected to obtain under the assured shorthold tenancy.

4. No submissions have been made contesting the terms of the tenancy and the Tribunal makes its determination against the tenancy dated 9 July 2026.

Hearing

5. 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

6. The plan of the property is set out at [107/221]. This shows the property to comprise two floors, on the ground floor there is an entrance hall, reception/dining room, and kitchen. On the first floor there are two bedrooms and a bathroom. There are a series of photographs submitted by the tenant [108 to 116/221]. The details show the property to have 90.3 square meters across the two floors. The photographs show the property to be in good condition including the bathroom and kitchen. The table located outside does in one of the pictures show peeling paint.

Evidence

7. The parties completed the relevant MR1 (tenant), MR2 (landlord) and MR3 (tenant's reply).

The Tenant

8. The Tenant made the following comments and included a number of comparable properties:

a) The first set of property details the Tenant has supplied a floor plan of a similar two bedroom terrace this one has 90.9 square metres. This being in Wellington Row, Jesus Green. The details are dated 22 July 2026 and show an asking rent of £4000 pcm and a deposit requirement of £4615 pcm.[116/221] The Tenant has also provided photographs from the letting details of Wellington Row, Jesus Green. [118/221 to 119/221].
b) The second set of property details the tenant provided were the letting details from a three-bedroom terraced property in Quilter Street, Jesus Green, citing a rent of £4000 pcm. The details include the plan and the photographs. This property is said to have a floor area of 467 sq ft on the ground floor and 477 sq ft on the first floor.
c) The third set of details of a property in Wellington Row, London E2 asking £4250 pcm said to be available from 17 August 2026.This comprised two bedrooms and two bathrooms and was a flat across two floors. Photographs of the property were included including that of a balcony. [125/221]

The Landlord

9. The Landlord made the following comments:

a) The Landlord [130/221] describes the property as a freehold 1930s terraced house with original hardwood flooring, refurbished kitchen and bathroom. [130/221]
b) The landlord states that the evidence supplied by the tenant in their MR1 form relate to "non-refurbished units" which is why their value is lower. That the subject property as shown in the brochure has a refurbished kitchen and bathroom.
c) The landlord supplies three comparables :

(i) Quilter Street two bedrooms, one-bathroom, refurbished kitchen and bathroom rented at £4500.00 pcm

(ii) Baxendale Street said to be currently advertised at £6500 per month

(iii) Principle Place a two-bedroom two-bathroom property at £5500 per month there are no details as to whether this is an agreed letting or an asking rent.

(iv) The landlord says these are all within 0.5 miles of the tenant's address.

d) The landlord [134/221] also included a set of thumb nail letting details in the vicinity for 2-bedroom flats and houses some let and some to let. The price ranged from £4500 pcm to £6717 pcm.

Tribunal's findings

10. The Tribunal has considered the respective positions of both parties and photographic evidence relating to the condition of the property.

11. The Tribunal finds the property to be a two-bedroom house of 90.3 m2. The condition of the property is that found within a good quality property.

Determination and Valuation

12. Under section 22 (3) (a) of the Housing Act 1988 (as amended), the Tribunal is required to determine whether there are sufficient "dwelling houses" let on assured tenancies in the locality. The Tribunal determines this test is met.

13. Under section 22 (3) (b) of the Housing Act 1988 (as amended), the Tribunal must come to a determination that the rent paid is "significantly higher" than rent the landlord might reasonably expect to achieve.

14. The Tribunal first considers the tenant's comparables set out in paragraph 17 above. The Tribunal gives most weight to the Wellington Row and Quilter Street comparables both at £4000 pcm and both houses and to let. The third property quoted by the tenant is a flat and so different in nature and the Tribunal does not attribute weight to that property. In terms of quality of these two comparables, the Tribunal in consideration of the photographs finds that they are in good condition but the kitchen and bathroom in Quilter Street and the bathroom in Wellington Street do look to have not as high specification as the subject property.

15. The Tribunal has considered the landlord's comparables. The comparable at Quilter Street two bedrooms, one-bathroom, refurbished kitchen and bathroom rented at £4500.00 pcm is strong in terms of similarity photographs were provided [144/221].

16. There is a property described as 2-bedroom terraced house in Austin Street, Shoreditch but this is also described as a maisonette and "Short Lets". The Tribunal considers properties available for short lets to be in a different market, so less weight attached.

17. There is a 2-bedroom property in Wellington Row E2 which is being advertised as available at £5250 pcm, this includes a private terrace and hot tub. This the

tribunal considers is a superior specification property and considers it useful for context only.

18. There are three comparables which are within the same market two at £4000 pcm and one at £4500 pcm.

19. The Tribunal determines that under Section 22 (3) (c) the existing rent of £4500 pcm is not "significantly higher" that then rent set out in the tenancy which was £4500 pcm.

20. The Tribunal determines that the subject property should have a rental value within the parameters of £4000 to £4500 pcm.

21. The commencement rent of the tenancy was £4500 per month. This is not "significantly higher than the rent determined immediately above by the Tribunal.

Decision

22. The Tribunal therefore does not interfere with the amount of rent agreed by the parties.

APEAL 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.