



**FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference : **HS/LON/00AZ/MNR/2025/0765**

Property : **16 Eskdale Avenue, Northolt,
Middlesex UB5 5DJ**

Tenants : **Adnan Abdulhusein, Fatema
Abdulhusein, Mustafa Taheral
Wazera Mustafa Alqanes**

Landlord : **S Mermon**

Date of Objection : **18 October 2024**

Type of Application : **Determination of a Market Rent
sections 13 & 14 of the Housing Act
1988**

Tribunal : **Mr D Jagger MRICS
Mr J Francis**

**Date of Summary
Reasons** : **22 July 2025**

DECISION

**The Tribunal determines a rent of £1,950 per calendar month with
effect from 22 July 2025.**

SUMMARY REASONS

Background

1. The Landlord served a notice under Section 13(2) of the Housing Act 1988 dated 13 September 2024 which proposed a new rent of £2,250 per month in place of the existing rent of £1,750 per month to take effect from 27 October 2024.
2. On the 18 October 2024 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 tenant requested a hearing and an inspection to determine this matter and the Tribunal agreed with this arrangement.

Evidence

4. The Tribunal has received completed reply forms from the parties together with schedules of comparable evidence from the Landlord. For the sake of clarity, the tenant vacated the property on the 27 November 2024 and the landlord subsequently relet the house at a passing rent of £2200 per month following refurbishment works. Therefore, based upon the facts before it, the Tribunal is of the opinion this is a somewhat academic exercise.

The Hearing and Inspection

5. A hearing was arranged to take place on the 22 July 2025 at 10am and an inspection to be undertaken thereafter. This matter was confirmed to the parties in writing however neither the landlord or tenant attended the hearing. Therefore, this case was considered on the basis of the papers provided by the parties with the assistance of Rightmove and Google Maps.

Determination and Valuation

7. Having consideration of the evidence provided by the parties, the recent letting and our own expert, general knowledge of rental values in the Northolt area, we consider that the open market rent for the property in good lettable condition with modern fittings and services would be **£2,200** per month.
8. The Tribunal has considered carefully the party's submissions and photographs. Using its own expertise, we consider a deduction of **£250** per month should be applied to take into account damp and mould to the walls, cracked ceramic floor tiles, dated electrical system, dated kitchen and bathroom fittings. This reduces the rental figure to **£1,950** per month. It should be noted that this figure cannot be a simple arithmetical calculation

and is not based on capital costs but is the Tribunal's estimate of the amount by which the rent would need to be reduced to attract a tenant.

Decision

9. The Tribunal therefore determined that the rent at which the subject property might reasonably be expected to be let in the open market by a willing Landlord under an assured tenancy in its current condition was £1,950 per calendar month.

10. The Tribunal directs the rent of £1,950 to take effect on the 27 October 2025. This being the date of the landlord's notice.

Chairman: Duncan Jagger MRICS

Date: 22 July 2025

APPEAL PROVISIONS

These summary reasons are provided to give the parties an indication as to how the Tribunal made its decision. If either party wishes to appeal this decision, they should first make a request for full reasons and the details of how to appeal will be set out in the full reasons. Any subsequent application for permission to appeal should be made on Form RP PTA.