



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

Case reference : **LON/00AT/MNR/2025/0706**

Property : **35 Inwood Road, Hounslow, TW3 1UX**

Applicant (Tenant) : **Mr David Harriss**

Representative : **None**

Respondent (Landlord) : **Longterm Investments (PRS3) Ltd**

Representative : **None**

Type of application : **Section 13(4) Housing Act 1988**

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

Hearing Venue : **10 Alfred Place London WC1E 7LR**

Date of Reasons : **22 July 2025**

REASONED DECISION

Decision of the tribunal

- (1) Having heard evidence and submissions from the parties, considered all the documentation provided and inspected the property, the Tribunal determines that the rent that the property in its current condition as at the 10 March 2025 might reasonably be expected to achieve under an assured tenancy is **£186.75 per week**.

Background

1. The tenant has lived in the property all his life and an Assured Periodic Tenancy was created in 2004 following the passing of the tenant's grandfather. The landlord subsequently purchased the property at auction in 2007.
2. On the 8 January 2025 the landlord served a notice pursuant to section 13(2) of the Housing Act 1988 seeking to increase the rent from £138.50 per week to £276 per week, being an increase of £137.50 per week, effective from 10 March 2025.
3. By an application dated the 21 February 2025, the tenant referred that notice to the Tribunal for a determination of the market rent. The Tribunal issued Directions for the conduct of the matter on 2 May 2025.
4. These reasons address in summary form the key issues raised by the parties. They do not recite each point referred to in submissions but concentrate on those issues which, in the Tribunal's view, are fundamental to the determination.

The Evidence

5. The Tribunal has before it a bundle of evidence which includes a background to the case, the application, the Directions, the completed reply statements on behalf of the landlord and tenant. The landlord submitted details of comparable lettings in the general area which ranged from £1,800 pcm through to £2,000 pcm.

The Hearing

6. The hearing took place at 10.45 am on the 22 July 2025 and was attended by Mr. David Harriss the tenant.
7. At the hearing Mr. Harris was provided with the opportunity to outline his case. He stated he was no stranger to the Tribunal and he set out a

chronology of events and the various improvements undertaken by him during the course of his occupation as a Shorthold Periodic Tenant. The Tribunal explained to the tenant the methodology for the calculation of the rental value.

The Tenant's Case

8. Over the period of some 70 years the grandparents of the tenant and his undertook all repairs and improvements to the property. Since 2004, the tenant has installed gas central heating to radiators in 2011. In 2008, the tenant provided new sanitary fittings and kitchen units. He provided a new close boarded fence on the flank boundary and replastered a number of walls and ceilings. The ground floor bay window has original single glazed sash windows which are suffering from rot infestation.

Inspection

9. The Tribunal inspected the property following the hearing on the morning of 22 July 2025 in the presence of the tenant. The property is an end of terrace two storey Victorian house with a pitched and slate roof and brick elevations. The property is located in an established mixed residential area close to Inwood Park, local amenities, Hounslow town centre and underground stations.
10. The accommodation comprises: 2 bedrooms, living room, dining room, kitchen, bathroom/wc. The windows are partially double glazed and there is gas central heating installed by the tenant. There is a rear garden and roadside permit parking. Apart from the tenant's improvements the house is unmodernized and poorly maintained. It is evident the property has been severely neglected by the landlord in the past years.

The Law

11. The rules governing a determination are set out in section 14 of the Housing Act 1988. In particular, the Tribunal is to determine the rent at which the property might reasonably be expected to be let in the open market by a willing landlord under an assured tenancy, subject to disregards in relation to the nature of the tenancy (i.e. it being granted to a "sitting tenant") and any increase or reduction in the value due to the tenant's improvements or failure to comply with the terms of the tenancy. In the absence of any evidence to the contrary, the Tribunal has proceeded on the basis that the landlord is responsible for repairs to the structure, exterior and any installations pursuant to section 11 of the Landlord and Tenant Act 1985 and the tenant for interior decoration.

The Valuation

12. The applicant and current tenant Mr Harriss seceded the previous tenant Mr Harriss' grandfather. The previous tenant held the property under a protected tenancy. Upon succession by the current tenant Mr Harriss the law provides that the successor tenant Mr Harriss holds the property under a secure assured tenancy. All improvements carried out by the previous tenant under the protected tenancy revert to the landlord. All repairs and improvements carried out by the current tenant Mr Harriss under the secure assured tenancy fall to be excluded from the valuation.
13. Having carefully considered all the evidence the Tribunal considers that the rent that would be achieved a good marketable condition with reasonably modern kitchen and bathroom fittings, modern services, carpets, curtains and white goods supplied by the landlord would be **£415** per week (£1800 per month). This figure is based upon the comparable evidence provided by the landlord, and the Tribunal's professional judgement and experience of rental values in the Hounslow area.
14. Next, the Tribunal needs to adjust that hypothetical rent of £440 per week to allow for the significant improvements undertaken by the tenant, no carpets and curtains or white goods supplied by landlord. All in all, the property requires significant refurbishment and redecoration.
15. The Tribunal has considered very carefully the information provided by the tenant and the findings during the inspection. Using its own expertise, the Tribunal considers that a deduction of 55% should be applied in order to take account of the above matters. This provides a deduction of £228.25 per week from the hypothetical rent. This reduces the figure to £186.75 per week.
16. It should be noted that this figure cannot be a simple arithmetical calculation and is not based upon capital costs but is the Tribunal's estimate of the amount by which the rent would need to be reduced to attract a tenant.
17. Therefore, the Tribunal directs the new rent of **£186.75 per week** to take effect on the 10 March 2025. This, being the date of the landlord's notice.

Rights of appeal

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the tribunal is required to notify the parties about any right of appeal they may have.

If a party wishes to appeal this decision to the Upper Tribunal (Lands Chamber), then a written application for permission must be made to the First-tier Tribunal at the regional office which has been dealing with the case.

The application for permission to appeal must arrive at the regional office within 28 days after the tribunal sends written reasons for the decision to the person making the application.

If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not complying with the 28-day time limit; the tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

The application for permission to appeal must identify the decision of the tribunal to which it relates (i.e. give the date, the property and the case number), state the grounds of appeal and state the result the party making the application is seeking.

If the tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).