



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

Case Reference : **JD/LON/00AT/MNR/2025/0819**

Property : **4 Walnut Tree Road, Heston,
Hounslow, TW5 0LR**

Tenant : **Gurwinder Singh and Surekha
Sewnundum**

Landlord : **Rahul Sharma and Pratibha Sharma**

Date of Objection : **20 May 2025**

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

Tribunal : **Ian B Holdsworth FRICS
RICS Registered Valuer**

**Date of Summary
Reasons** : **15 September 2025**

DECISION

**The Tribunal determines a rent of £1,897.50 per calendar month
with effect from 2 June 2025.**

SUMMARY REASONS

Background

1. On 25 April 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,300 in place of the existing rent of £1,700 per month to take effect from 2 June 2025.
2. The Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of a market rent.

Inspection

3. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties.

Evidence

4. The Tribunal has consideration of the written submissions provided by the Tenant including the rental valuation from Blue Estae Agents. The Landlord made no written submissions to Tribunal following the S13 application.
5. Statute requires any new rent to take effect at the beginning of a new period of the tenancy and guidance is given by the Court of Appeal authority *Church Commissioners for England v Meya* [2006] 2 EGLR 39 on what constitutes the period of the tenancy. A more recent Upper Tribunal authority *Bank Holdings Limited v Lupo* [2024] UKUT 316 (LC) addressed the issue of period of tenancy.

The guidance offered by statute in conjunction with these authorities is that a valid Notice of Increase must show the start date for the new rent **as either:**

- a. the start date of the new period of the tenancy; or
- b. the date that the rent is payable.

For this S13 application (b) is adopted.

Determination and Valuation

6. Having consideration of the comparable evidence proved by the parties and of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in its would be in the region of £2,300 per calendar month. This accord with the opinion of the Landlord. From this level of rent we have made adjustments to reflect any tenant improvements, tenant furniture and floor coverings, dilapidation and obsolescence at the property.

7. The full valuation is shown below:

4 Walnut Tree Road, Heston, Hounslow TW5 0LR			
<i>Market rent calculation in accordance with Housing Act 1988 Section 13</i>			
Market rent	£2,300.00	per month	
Disregards		Deduction per month	Deduction as %
Part furnished by tenant		£57.50	2.50%
Dilapidations/Material rental matters			
Extensive mould to internal wall surfaces		£172.50	7.50%
Defective downstairs WC		£115.00	5.00%
Damaged internal plasterwork and internal joinery		£57.50	2.50%
	Adjustment total	£402.50	17.50%
Adjusted Market Rent		<u>£1,897.50</u>	per month

Decision

8. 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 was £1,897.50 per calendar month.

9. The Tribunal directed the new rent of £1,897.50 to take effect on 2 June 2025. The Tribunal was satisfied that a starting date of that specified in the Landlord's notice.

Chairman: Ian B Holdsworth Date: 12 September 2025

APPEAL PROVISIONS

You can only appeal if the First-tier Tribunal decision was wrong on one or more points of law and you must say why the First-tier Tribunal was wrong in law.

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.