



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

Case Reference : **LON/00AS/MNR/2025/0901**

Property : **17 Park Court, Park Road, Uxbridge,
UB8 1NL**

Tenant : **Douglas Trog and
Hannah Kangah**

Landlord : **Christopher Nevil Estate Agents**

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** : **October 21, 2025**

DECISION

**The Tribunal determines a rent of £1,356.25 per calendar month
with effect from 29 July 2025.**

SUMMARY REASONS

Background

1. On 2 June 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 1,450 in place of the existing rent of £1,200 per month to take effect from 29 July 2025.
2. On 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.

Inspection

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

Evidence

4. The Tribunal has consideration of the written submissions provided by the Tenant. There were no written submissions from the Landlord.

Determination and Valuation

5. Having consideration of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in satisfactory condition would be in the region of £1,750 per calendar month. From this level of rent we have made adjustments to reflect tenant improvements, tenant furniture and floor coverings, dilapidation and obsolescence at the property.

6. The full valuation is shown below:

17 Park Court, Park Road, Uxbridge, UB8 1NL				
Market rent calculation in accordance with Housing Act 1988 Section 13				
Market rent		£1,750.00	per month	
Disregards			Deduction per month	Deduction as %
Furnished by tenant			£87.50	5.00%
Dilapidations/Material rental matters				
Poor thermal efficiency			£131.25	7.50%
Internal dilapidations			£87.50	5.00%
Damaged Fencing			£87.50	5.00%
	Adjustment total		£393.75	22.50%
Adjusted Market Rent			£1,356.25	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 £1,356.25 per calendar month.

9. The Tribunal directed the new rent of £ 1,356.25 to take effect on 29 July 2025. This being the date as set out in the Landlord's Notice of Increase

Chairman: Ian B Holdsworth

Date: 21 October 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.

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.