



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

Case Reference : **JD/LON/00AE/MNR/2025/0904**

Property : **145 Carlton Vale, London NW6 5HQ**

Tenant : **Isra Taha**

Landlord : **The Salvation Army – North London Division**

Date of Objection : **21 July 2025**

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

Tribunal : **Mr. A Parkinson MRICS**

Date of Reasons : **27 November 2025**

DECISION

The Tribunal determines a rent of £2,700 per calendar month with effect from 1 August 2025.

REASONS

Background

1. On 5 June 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,760 per month in place of the existing rent of £2,400 per month to take effect from 1 August 2025.
2. 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. The Tenant's referral was received by the Tribunal on 21 July 2025.
3. Directions were issued on 26 September 2025 by the Tribunal.
4. The parties were invited to submit any relevant information and submissions. The Tenant and Landlord each submitted a completed reply form to support their cases.
5. In their reply forms, the Tenant and Landlord both stated that they were content with a paper determination and did not require either an inspection or hearing to be held in this matter. Accordingly, neither an inspection or hearing were held and the matter was dealt with by the Tribunal on the basis of the papers.
6. The property is a terraced house with a garden comprising three bedrooms, living room, kitchen, WC and bathroom.

Submissions

7. The Tenant submitted a completed reply form setting out a description of the rooms within the property, condition and features of the property.
8. The Tenant stated in the application form that they have carried out improvements including painting the walls and replacing floor coverings to wooden tiles downstairs and new carpets upstairs.
9. The Landlord submitted a completed reply form setting out a description of the rooms within the property.
10. Both the Landlord and Tenant reply forms confirmed that the property is in good condition and benefits from central heating, double glazing and white goods provided by the Landlord..

The Law

11. The rules governing a determination of market rent 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.
12. The tribunal has proceeded on the basis that the Landlord is responsible for repairs in accordance with Section 11 of the Landlord and Tenant Act, 1985.

Determination and Valuation

13. In the first instance the Tribunal determined what rent the landlord could reasonably be expected to obtain for the subject property in the open market if it were let on the determination date in the condition that is considered usual for such an open market letting. The Tribunal considered the value of the property in light of its local knowledge and experience with regard to the submissions of the Landlord and Tenant.
14. Having consideration of the 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 subject property in good tenable condition would be in the region of £3,000 per calendar month. From this level of rent we have made adjustments in relation to the:

Tenant repair and redecoration obligations
Tenant improvements – floor covering replacements

The adjustment is as follows:

	per month
Market rent	£3,000
Less	
Lease terms; and	)
Tenant improvements	) approx.. 10%
	<u>£300</u>
	£2,700

15. The Tribunal determines a rent of £2,700 per calendar month.
16. The Tribunal directs the new rent of £2,700 to take effect on 1 August 2025. This being the date as set out in the Landlord’s Notice of Increase.

Chairman: Mr. A. Parkinson

Date: 27 November 2025

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).