



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

Case Reference : **LON/ooAJ/MNR/2025/0921**

Property : **29 Gonville Crescent, Northolt,
Middlesex UB5 4SH**

Tenant : **Paul and Heather Church**

Landlord : **Una and Philip Devlin**

Type of Application : **Section 13 Housing Act 1988**

Tribunal Members : **Mrs S Phillips MRICS**

**Date and venue of
Consideration** : **22 December 2025
10 Alfred Place, London**

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

DECISION

**The Tribunal determines a rent of £2,200 per calendar month with
effect from 1 September 2025.**

SUMMARY REASONS

Background

1. On 18 July 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,200 in place of the existing rent of £1,500 per month to take effect from 1 September 2025.
2. On 12 August 2025 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 12 August 2025.

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 and the Landlord.

Determination and Valuation

5. Having consideration of the comparable evidence provided 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 good tenantable condition would be in the region of £2,200 per calendar month. From this level of rent the Tribunal then considers if any adjustments need to be made.
6. Based on the submissions received, the Tribunal do not consider any adjustments to be required.
7. The Tribunal determines a rent of £2,200 per calendar 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 £2,200 per calendar month.
9. The Tribunal directs the new rent of £2,200 to take effect on 1 September 2025. This being the date as set out in the Landlord's Notice of Increase.

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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA.