



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

Case Reference : **FR/LON/OOAG/MNR/2025/0963**

Hearing Type : **By way of paper representations**

Property : **Bedsit 4, 9-11 Iverson Road, London, NW6 2QT**

Applicant : **Lu Ping Zhong (Tenant)**

Representative : **In person**

Respondent : **Brondesbury Christian Church (Landlord)**

Representative : **Wenlock & Taylor**

Type of Application : **Referral in Respect of Market Rent Under Section 13 of the Housing Act 1988**

Tribunal Members : **J. A. Naylor FRICS FTPI
Property Management
Valuer Chairman**

Ms C. Barton MRICS

Date of Hearing : **No hearing**

Date of Inspection : **16th January 2026**

Date of Full Reasons : **26th January 2026**

**STATEMENT OF FULL REASONS ON AN APPLICATION FOR
DETERMINATION OF A MARKET RENT UNDER S. 13 AND 14 OF THE
HOUSING ACT 1988.**

REASONS

Background

1. On 11th August 2025, the landlord served a Notice under Section 13(2) of the Housing Act 1988 proposing an increase in the rent of the above property from the passing rent of £135 per week to £145 per week.
2. On 11th September 2025, the tenant made an application to the Tribunal for the determination of a market rent.
3. The original tenancy was believed to have begun 21st September 2020.
4. The tenant occupies the property by way of an Assured Periodic Tenancy.
5. By way of a letter dated 24th November 2025, the Tribunal issued directions. These required the landlord to provide details of evidence on which they wished to rely by way of reply by 15th December 2025. The tenant was directed to do the same by 29th December 2025 and the landlord was given until 5th January 2026 for his response thereto.
6. The Tribunal wrote to the parties confirming details for an inspection to take place on 16th January 2026.
7. Both parties took the opportunity to make submissions.
8. In consideration of the Market rental value of the subject property, the Tribunal has taken into consideration all documentation before it, including letters and the reply forms returned by the parties.
9. In the tenant's Reply form the tenant confirms that they do require an inspection but do not want a hearing.
10. They confirm the accommodation is one room with shared kitchen, utility, and shower rooms, separate from the bedsittingroom that they occupy . They advise that it is centrally heated and double glazed, but advised that they have provided some whitegoods and carpets, and that there are no gardens, parking spaces, or a garage.
11. They say that the property does experience some smells from the cold-water tank.

12. By way of letter dated 7th November 2025 the Landlord confirms the terms of the tenancy.
13. In the landlord's Reply form the landlords confirm they require neither an inspection, nor a hearing. They confirm the accommodation to be one room with a separate shared kitchen and bathroom, and state that it is approximately 10.7m² in size and that they have provided some carpets. Specifically, the landlords state that the property is in a good location, well-placed for access to transport and shopping.

Hearing

14. There was no hearing.

Hardship

15. No submissions on hardship were received.

Inspection

16. The Tribunal attended the property to undertake an inspection on 16th January 2026.
17. It was apparent that the property was originally constructed as an infill building, probably in 1980s or 90s infilling within an otherwise traditional Victorian terrace of houses in a road of properties of Victorian age and character.
18. The building is constructed as a church hall on the ground floor, a function room and kitchens etc. on the first floor, and bedsitting rooms with shared facilities on the top floor.
19. The accommodation for this specific unit comprises a relatively small single room.
20. During the inspection, both the landlord 's agent and the tenant were present.
21. On arrival the Tribunal notified the parties that they should be provided with access to all possible areas of the property but that they could not provide any

additional evidence nor engage in conversation about the property nor the rental value thereof.

22. Inspection of the property was limited as a result of storage arrangements due to its size.
23. The Tribunal was also able to undertake an inspection of the common parts, common shower room and laundry facilities, as well as the communal kitchen.
24. Overall, the property is in good condition, both internally and externally. It is well-maintained and well-kept. In the shared facilities, the shower room was average for a property shared by five individual units. The kitchen was relatively large and did include a table, worktops, cupboards and cooking facilities with the addition of a fridge/freezer provided by the tenant.
25. The Tribunal is of the opinion that the bedsitting room itself was relatively small, with little room to navigate around the bed, limited storage facilities, and no sitting facilities. There were no major defects found however and the accommodation was in fairly good condition and relatively good decorative condition.

The Law

26. When determining a market rent in accordance with the Housing Act 1988 Section 13 regard must be had to all of the circumstances (other than personal circumstances) including the age, location and state of repair of the property, matters contained within the rent, repairing obligations, etc. This means that issues such as the tenant's ability to pay the rent or bills associated with the property are not a consideration for the tribunal in assessing the rent.

Valuation

27. Following consideration of the written and photographic submissions given by both parties, taking into account the Tribunal's inspection and using its own knowledge and experience of the rental market in the North London area, **the Tribunal finds that the market rental value of the property, in good condition, would be £145 per week.**

Valuation Calculation

28. In assessing the weekly rent of the subject property, we have taken into account any comparable evidence provided to us and the availability of other similar properties of similar rents that might be on the market.
29. We have not felt it necessary to make any deductions in respect of the condition, although the type of accommodation and shared facilities had been considered as a relevant factor.

Hardship

30. No submissions on hardship were received.

Chairman: J. A. Naylor FRICS FTPI

Valuer Chairman

Date: 26th January 2026

ANNEX OF RIGHTS FOR MARKET RENTS

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 might 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 this 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. Any appeal in respect of the Housing Act 1988 should be on a point of law.

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