



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

Case Reference : **LON/OOBA/MNR/2025/0981**

Property : **43 Polesden Gardens, Ranes Park,
London, SW20 0UN**

Tenant : **A and A Abukar**

Landlord : **K Sunilchandra**

Date of Objection : **16 November 2025**

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

Tribunal : **R Waterhouse FRICS
C Piarroux JP**

Date of Full Reasons : **4 February 2026**

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DECISION

The Tribunal determines a rent of £1655.00 per calendar month to be paid from 16 September 2025 under the Housing Act 1988 section 13.

Full Reasons

Background

1. A Notice dated 24 July 2025 was served by the Landlord under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1655.00 per calendar month in place of the existing rent of £1600.00 per calendar month to take effect from 16 September 2025.
2. An application dated 16 November 2025 was made 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.
3. The application was accompanied by the Notice of Increase of Rent and, a copy of the tenancy agreement which was initially commenced on 16 August 2024 up to and including 15 August 2025 at a rent of £1600.00 per calendar month.
4. Directions were issued to the parties on 11 December 2025.

Inspection

5. The Tribunal did not inspect the property.

Submissions

Applicant Tenant

6. The Applicant Tenant provided several documents to the Tribunal including the Notice of Increase, the tenancy agreement, a Reply Form, and a copy of marketing details.
7. The Reply Form noted no inspection or hearing requested. The flat is located on the second floor, they comprised living room, kitchen, two bedrooms and a bathroom. The Reply Form notes central heating supplied by the Landlord, likewise double glazing, that carpets and curtains by Tenant, and white goods supplied by the Landlord. The Reply Form asserts what disrepairs were contended to be present. The contents of the Reply Form are noted by the Tribunal.
8. The disrepairs noted included; washing machine requiring demoulding at the start of the tenancy, hob was defective, which the tenant states "we have had to manage throughout the tenancy".
9. The Tenant asserted that the area around the property suffered from anti-social behaviour.

Respondent Landlord

10. The Respondent forwarded to the Tribunal 23 December 2025 an email containing; property marketing details of West Barnes Lane, Raynes Park

£1735pcm, West Barnes Lane, Raynes Park £1750 pcm, and West Barnes Lane, New Malden £1750 pcm.

11. A plan of the subject property and letting details of a property in Polesden Gardens asking £1600 pcm, a letting “best price guide” complied by Ellisons showing a number of properties ranging from £ 1650 pcm to £1850 pcm.

12. A completed reply form undated, noting no request for an inspection or hearing, the dimensions of the property, the assertion that double glazing, central heating carpets and white goods are supplied by the Landlord.

Analysis and Value

13. The Tribunal has considered all the submission made to it. The Tribunal has considered the rental value of the property on the assumption the property is in a good tenable condition. The property determines this as £1800.00 per calendar month.

14. The Tribunal has had reference to the specific condition of the property as expressed in the submissions. There are defects present but not of a significant nature.

15.

Value of the property in good condition is £1700.00 per calendar month

Deduction for condition	£45.00 pcm
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Rental value of property.	£ 1655.00 pcm
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Undue Hardship

16. The Tenant has not made an application for hardship so in the absence of such the Tribunal finds the effective date of the rent increase in the notice that is 16 September 2025.

Decision

17. The Tribunal determines £1655.00 per calendar month from 16 September 2025 in accordance with section 13 of the Housing Act 1988

Chairman: R Waterhouse FRICS

Date: 4 February 2026

Appeal to the Upper Tribunal

A person wishing to appeal this decision to the Upper Tribunal (Property Chamber) on a point of law must seek permission to do so by making a written application to the First-tier Tribunal at the Regional Office which has been dealing with the case which application must:

- a. be received by the said office within 28 days after the Tribunal sends to the person making the application written reasons for the decision.
- b. identify the decision of the Tribunal to which it relates, state the grounds of appeal, and state the result the party making the application is seeking.

If the application is not received within the 28 –day time limit, it must include a request for an extension of time and the reason for it not complying with the 28- day time limit; the Tribunal will then decide whether to extend time or not to allow the application for permission to appeal to proceed.