FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**TR/LON/00AC/MDR/2025/0018**
Property	**:**	**20 Woodlands, London, NW11 9QL**
Tenant	**:**	**Mrs Udel Chana Rosenbaum C/O Bude Nathan Iwanier LLP**
Landlord	**:**	**Yanina Heuberger**
Date of Objection	**:**	**01 October 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	**:**	**17 February 2026**

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DECISION

The Tribunal determines a rent of £5500.00 per calendar month to be paid from 9 October 2025 under the Housing Act 1988 section 13.

Full Reasons

Background

1. A Notice dated 27 August 2025 was served by the Landlord under Section 13(2) of the Housing Act 1988 which proposed a new rent of £7500.00 per calendar month in place of the existing rent of £3900.00 per calendar month to take effect from 9 October 2025.

2.An application dated 1 October 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 12 August 2015 until 11 August 2016 at £3250 per month .

4. Directions were issued to the parties on 24 November 2025.

Inspection

5. The Tribunal did inspect the property. Present at the inspection were the landlord's representatives , also were the applicants .

6. The property is located in a residential street of similar detached houses dating from the 1930s. The property is rendered and painted externally. The property has a driveway but the kerb to the road has not been formally dropped and access to the driveway is informal. The property has double glazing.

7. The description of the inspection does not seek to record every detail but sufficient to give an understanding of the nature and condition of the property.

8. Through the front door is a hallway which is carpeted; the carpet is old. Off the hallway is a boiler cupboard, the tribunal observed two boilers one warm one cold, the boilers appear very dated and appear to separately supply hot water to taps and hot water to heating. Also off the hall is a single WC which is dated; there appears to be a minor leak from the unit. Under the stairs is storage.

9. To the left of the hall is a living room one, this room has a wooden floor appearing to date from the construction of the house the floor is scratched. Along the top of the wall there is evidence of water ingress.

10. Further off the hall is the living room two room which wraps around the back of the house this is a living and dining room. There is evidence of hair line horizontal cracking in the walls,

11. From this room is accessed the kitchen, the kitchen has a very old dishwasher supplied by the landlord, and likewise an old oven. The tenants have supplied a fridge freezer, dishwasher, and a washing machine and dryer.

12. From the living room the rear garden can be accessed. The garden has a shed, and an outbuilding, both are in poor condition.

13. There is a tree which is rooted in a neighbouring garden that appears to abut the house at one corner.

14. The stairs from ground to first floor have worn carpet. On the first floor, there is a bedroom one containing bunk beds which are the tenants', the floor is laminate which is the landlord's. Bedroom two contains a double bed supplied by the tenant and folding wardrobes supplied by the landlord which are functional but tired. Bedroom 3 has two twin beds and wardrobes these are supplied by the tenant. This room had a lock on the door, and the end of the room had a ceiling installed by the tenant under the external plastic roof. There is evidence of leaking. The carpet and furniture in the room are supplied by the tenant. Bedroom 4 has two beds this has cracking evident under the window cill and other horizontal hair line cracking. From the bedroom 4 there is a bathroom which is in dated condition, this contains a shower disconnected, and the bidet appears to have a slow leak. This bathroom is accessed from the landing and bedroom.

15. Stairs to the second floor are carpeted and worn. Bedroom 5 is accessed off the landing and exits onto a balcony which is in poor condition. On the second floor there is bedroom 6 with sloping roof. Off this is eaves storage containing landlords possessions. This room has a Velux and blind which replaced the previous Velux. There is Bedroom 7 which is used as an office.

16. Overall, the impression is of a house that spacious built in 1930s and refurbished perhaps in the mid to late 1980s.

The Determination

17. The tribunal made its determination on the papers; the tribunal has focused on the material pertinent to the determination under the Housing Act 1988.

Submissions

Applicant Tenant

18. The Applicant Tenant provided several documents to the Tribunal including the Notice of Increase, the tenancy agreement, and a completed Reply Form.

19. An email dated 5 January 2026 which is the response to the landlords evidence. The mail asserts that over the years extensive intervention has been required in the way of repairs.

20. In terms of improvements, that the tenant spent £5000 on the refurbishment of a room, which it is submitted brought the room into use.

Respondent Landlord

21. The Respondent submitted a completed Reply form. The Form noted;

- The landlord was not seeking a hearing nor inspection.
- Detail of the property's accommodation, the improvements carried out by the landlord and defects which have been attributed to the tenants.
- An inventory from 11 August 2015
- A schedule of repairs /alterations carried out by tenant 2015 to 2022.
- Letter contain background including rental history that is August 2015 rent £3250 pcm, August 2016 £3900 per week, September 2020 £3250pcm, from 2019 at £3900 pcm.
- A set of photographs of the interior dating too 2022.

22. The Respondent submitted a document titled "Houses for rent". This contained the details of several properties. The details do not identify whether the properties are to let or have been let at the figures shown nor do they identify the date from which they were available or let.

At the smaller end was included a 3-bedroom flat in Woodlands NW11 which states the rent as £4000.00 pcm.

- A 5-bedroom semi-detached house £11,500 on Hodford Road.
- A three-bedroom apartment "to rent" asking £6500 pcm in Temple Fortune NW11
- A 7-bedroom house detached in Basing Hill at £8502 pcm.
- A 6 bedroom house detached in Courtleigh Gardens Golders Green NW11 for £8500 pcm.
- A 5 bedroom "arts and crafts" house known as Willow House in Wellgarth Road NW11 at £17,133 pcm
- A 6 bedroom house detached in Kingsley Way N2 at £10,500 pcm
- A 3 bedroom apartment known as The Luxley, Golders |Green at £ 8498 pcm.

Analysis and Value

23. The Tribunal has considered all the submissions made to it. Whilst the Tribunal makes it clear that it has read the Applicant's Bundles, the Tribunal does not refer to every one of the documents in detail in this Decision, it being impractical and unnecessary to do so. Where the Tribunal does not refer to specific documents in this Decision, it should not be mistakenly assumed that the Tribunal has ignored or left them out of account.

24. This Decision seeks to focus solely on the key issues. The omission to refer to or make findings about every statement or document mentioned is not a tacit acknowledgement of the accuracy or truth of statements made or documents received. Not all of the various matters mentioned in the bundles or at the hearing require any finding to be made for the purpose of deciding the relevant issues in this application. The Decision is made on the basis of the evidence and arguments the Applicant and Respondent presented, as clarified by the Tribunal in the hearing, and is necessarily limited by the matters to which the Tribunal was referred.

25. The tribunal has identified a number of issues for which findings of fact are required.

What was the condition, nature and specification of the property at the start of the tenancy the subject of the rent determination.

26. There have been several fixed term tenancies during the occupation of the tenant.

12 August 2015 for 12 months at a rent of £3250 per month
11 August 2016 for 12 months at a rent of £3900 per month
10 August 2017 for 12 months at a rent of £3900 per month
10 June 2018 for 12 months at a rent of £3900 per month
9 June 2019 to 8 June 2021 for 24 months at a rent of £3900 per month until reverting to a statutory periodic at the end of the fixed term.

27. The tribunal has read the tenancy that provides under para 2 (d) to (j) for the maintenance of the interior by the tenant.

28. The tribunal has heard of the works carried out by the tenant. Whether the works were consented to in all cases or not and the quality of the works has been the subject of dispute.

29. For the purposes of the tribunal decision the physical state of the property to be taken into account for the purposes of the determination, is that which, existed at the start of the last fixed term tenancy that is 8 June 2021. Any improvements, alterations carried out by the tenant before this date falls to be considered part of the landlord's property. If alterations carried out by the tenant prior to this date have negatively impacted on the property that is implicant in the nature and condition of the property that the tribunal is making its determination of.

30. The tenant has carried out maintenance to various aspects of the house since the start of the last tenancy. However, the tribunal finds the condition of the house as viewed on 17 February 2026 is not materially different from that as let in the last tenancy of 8 June 2021. Likewise given the nature of the property, whether the property is furnished or not will not impact materially on the value of the property.

What is the date of the determination of the rent ?

31. The tribunal finds the date of determination is that in the notice which is 9 October 2025.

What is the rental value of the property assumed in good marketable condition at 9 October 2025 date ?

32. The comparables are drawn from the locality but for properties with modern layout and specification and in good condition.

33. The tribunal has had regard to the comparables the Respondent has supplied.

34. Clearly the flats demonstrate a lower level.

35. The property in Basing Hill, which is a 7-bedroom house detached is the strongest comparable. Looking at the photograph, it is a superior house and appears in good condition.

36. The tribunal taking weight from this comparable and using its expertise determines that the subject property if it similar condition to the comparable would attract a rental bid of £7500.00 pcm

37.The condition and specification is as set out as found in the in the inspection above. The tribunal drawing on the comparables and its expertise makes an adjustment of £2000.00 per month reflecting but not limited to the dated carpets, kitchen and bathrooms.

38. The tribunal determines a rental figure for the property as at the 9 October 2025 of £5500.00 pcm

Undue Hardship

39. 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, 1 November 2025.

Decision

40. **The Tribunal determines £5,500 per calendar month from 9 October 2025 in accordance with section 13 of the Housing Act 1988**

Chairman: **R Waterhouse FRICS**

Date: **17 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.