



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

Case Reference	HS/LON/OOAE/MNR/2025/1062
Property	94 Dewsbury Road, London, NW10 1EP
Tenant	Mr Ricardo Amaro
Tenant's Representative	In person
Landlord	Ms Maria Bracanovic
Landlord's Representative	In person
Date of Application	16 November 2025
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	J. A. Naylor FRICS FTPI Valuer Chair
Date of Decision	13 April 2026
Rent Determined	£820.00
Date the new rent takes effect	1 January 2026

REASONS FOR THE DECISION

Background

1. On 1st November 2025, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £840 per month (pm) in place of the existing rent of £800 pm to take effect from 1 January 2026.
2. On 16th November 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.
3. The assured tenancy commenced on 31 August 2025. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. As per section 11 of the Landlord and Tenant Act 1985.

Services Charges or furniture provided by Landlord (other than carpets and curtain and white goods specified below)

5. A bed, wardrobe, chest of drawers.

Liability for Council Tax

6. The Landlord is responsible for the payment of Council Tax in respect of the Property. The rent determined is inclusive of Council Tax.

Inspection/Hearing

7. Neither party requested an oral hearing
8. The Tribunal has considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise.
9. There was an inspection of the property on the morning of 13 April 2026.

The Property

10. The Tribunal carried out an inspection of the Property on 13 April 2026 in the presence of the Tenant.
11. The Landlord was notified of the inspection and was in attendance.
12. 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
13. All areas were accessible, with the exception of the bath shower room/WC on the top floor.
14. The Property is a single room, offering the following accommodation:

Internally : One room plus shared use of kitchen/dining area, external garden and bath shower room/WC.

Services

The Property benefits from mains electricity and heating.

The Property is situated in a standard residential road close to transport and shopping facilities.

Evidence

15. The Tribunal's Reply forms were returned by the Tenant and the Landlord.
16. Additional submissions were also received from the Tenant/ Landlord.

The Tenant.

17. The Tenant made the following comments:
18. In the Tenant's reply form, the Tenant states that they do want the Tribunal to undertake an inspection of the property but they do not require a hearing. They too provide brief details of the accommodation and confirm that it has central heating and double glazing, that the Landlord has provided carpets, curtains and whitegoods, and that there is a private garden and a balcony.
19. Within their application, the Tenant confirms that furniture had been included in the letting and that the Landlord provides cleaning to the common areas. They say that the rent has been increased generally on a yearly basis in each September, and that this rent increase is not in line with the timing of others, or indeed, others within the property. They state that the heating has been irregular, with some breakdowns, and the heating controls are an issue, as they are from a single source to all tenants with differing needs and requirements. They also advised that there is an inconsistent water pressure in the shower.
20. The Tenant also referred to antisocial behaviour from other tenants within the building, and in their statement of evidence suggests that the property does suffer from damp and mould, that there is no maintenance of the fire equipment, that the room is much smaller than it might appear due to the intrusion of sloping ceilings, and that this should be taken into account when considering the Landlord's evidence, which is of standard double rooms. The Tenant states that, in their opinion, the rent of the property is approximately £800 per month but provides no evidence to corroborate this .

The Landlord

21. The Landlord made the following comments:

22. In respect of the reply form : The Landlord advises that they do not require an inspection of the property, nor a hearing. They provide an indication only of the accommodation provided, but do advise that it is centrally heated, double glazed, and that they have provided carpets, curtains, and whitegoods. They also suggest that there is off-street parking and a cabaio-style balcony.
23. By way of further submissions : The Landlord provides much evidence relating to the regulation of the property and documentation relating thereto. The Tribunal has had sight of a report on the property and photographic evidence of the common parts. By way of commentary on the Tenant's evidence, the Landlord says that they have a comparable property across the road let at £900 per calendar month for a single room, and that there is good and high demand, pointing out that the room opposite has no separate communal living or garden space and no natural light. The Landlord pointed out that the Tenant of the above property only shares a bathroom with one other residents. The Landlord also provided for the Tribunal comparable evidence by way of internet screenshots of single room properties ranging in value between £900 and £1,500 per calendar month. They provide details of a screenshot of a WhatsApp message from agents Whiteway Homes, suggesting that the property could be offered for £900 per calendar month.
24. In terms of floor area, the parties dispute the floor area, with the Tenant pointing out that dimensions given by the Landlord do not take into account the limitation caused by the slope of the ceilings, and they provide their own measurement of usable floor area with sketch plans to illustrate the point.
25. The Tribunal has received many photographs illustrating various points and providing details of the accommodation, plus videos of the shower, photographs of damp on walls, and of the room overall.
26. In response to the Landlord's comparable evidence, the Tenant states that they are not properties that are currently available, that they are advertised for couples and that this is certainly a single room, and specifically that one of the Landlord's comparables is of student accommodation, which the

Tenant deems is not a fair comparison. and that the comparables should not, therefore, be relied upon.

27. The Tenant's own comparable evidence details properties on the SpareRoom website, of single occupancy rooms ranging from £736 per calendar month to £900 per calendar month.

Determination and Valuation

28. In consideration of the evidence provided the Tribunal makes the following comments :
29. The Tribunal was able to undertake an inspection of the property and assess both it, the building and the locality for itself.
30. Much of the evidence provided has been ignored in our consideration of the open market rent as not relevant. This includes comments relating to antisocial behaviour within the building and any comments relating to the relationship between Landlord and Tenant.
31. The Tribunal is mindful of the problems that the Tenant has commented upon relating to water pressure and heat control within the shower, and from the position of the property at the top of the house of the property can determine that these may well be issues to be taken into account. The Tribunal's inspection also enabled them to assess the intrusion of the eaves, and indeed, we were of the opinion that the intrusion was significant.
32. While the room does benefit from quite a lot of natural light, the floor space is greatly hampered and the "balcony", so described, is not really a balcony at all in the generally accepted sense but more of a folding window that enables a section of the roof to be folded away.
33. The bed can only be accessed via a small space to walk on one side alone, and there is very little circulation space otherwise within the room for a person of average height.

34. Generally, the flat appears to be fairly well-kept. Communal areas are clean, tidy and relatively modern, and well-fitted.
35. It is appreciated that there are separate common areas for the Tenant at this room to enjoy but with six separate units in the building, even these are limited in space and, of course, provide no individual privacy.
36. The evidence provided by both the Landlord and the Tenant is relatively limited and there is little comment on how each may be compared to the subject property in order to allow a correct assessment to the rent.
37. It is clear, from the evidence provided by the Landlord, that they have accepted that the rental value of the property should be beneath market rent. However, the problems created by the position of the property at the top of the building and within the eaves of the roof have, in the Tribunal's opinion, been undervalued and would have more of a detrimental effect on rental value than the Landlord has allowed.
38. Relying on its own expert, general knowledge of rental values in the area, and the evidence provided by the Landlord and Tenant the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £820 per month.

Undue hardship

The Tribunal has not received any submissions on undue hardship and makes no determination in relation thereto.

The Law

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 tenants ability to pay the rent or bills associated with the property are not a consideration for the tribunal in assessing the rent . They can however effect the date from which the Tribunal consider the rent is payable

Decision

39. Therefore, the Tribunal determines the market rent at £820 per month with effect from 1st January 2026.

Chairman: J. A. Naylor FRICS FTPI

Valuer Chairman

Date: 22 April 2026

APPEAL PROVISIONS

If either party is dissatisfied with this decision, they may apply for permission to appeal to the Upper Tribunal (Lands Chamber) on any point of law arising from this Decision. Prior to making such an appeal, an application must be made, in writing, to this Tribunal for permission to appeal. Any such application must be made within 28 days of the issue of this statement of reasons (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013) stating the grounds upon which it is intended to rely in the appeal.