

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AT/MNR/2026/0081
Property	Flat 11 Streamside House, 156, Hatton Road, Feltham, TW14 9PY
Tenant	Sanna Baig
Tenant's Representative	None
Landlord	Lampton Investment 360 Limited
Landlord's Address	Southall Depot, Southall, UB2 5AG
Landlord's Representative	None
Date of Application	11 January 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr D Jagger MRICS
Date of Decision	27 May 2026
Rent Determined	£1,250 per calendar month
Date the new rent takes effect	13 January 2026.

REASONS FOR THE DECISION

Background

1. On 5 November 2025, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,325 per calendar month (pcm) in place of the existing rent of £1,100 per month to take effect from 13 January 2026. This being an increase of £225.
2. On 11 January 2026, 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. It is stated that the original assured tenancy commenced on the 13 May 2023. The Tribunal were presented with a copy of the agreement at a passing rent of £1,100 per month. The tenancy was for a term of 12 months; therefore, this is a statutory tenancy agreement.

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:

5. No furniture supplied by the landlord.
6. No service charges.

Liability for Council Tax

7. The Tenant is responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Any other terms of the tenancy taken into consideration in determining the rent.

8. It is assumed; there are none.

Inspection/Hearing

9. The parties did not request a hearing or inspection.
10. The Tribunal has therefore, considered this case on the basis of the papers, together with the papers provided by the parties, Rightmove, and its own knowledge and specialist expertise.

The Property

11. The Property is a purpose built second floor flat forming part of a four storey block built in 2022 with communal areas and lift to upper floors. The accommodation comprises, bedroom, living room/kitchen and bathroom. The flat has an EPC Rating of B which is above average and a stated floor area of 53m². The property has gas central heating, double glazed windows and white goods.

Outside: The property has brick elevations under a flat roof. There is a communal garden but no allocated parking space.

The Property is situated in an established residential area close to local amenities and Hatton Cross underground station

Evidence

12. Both parties returned the Tribunal's completed Rent Appeal Statements together with comparable evidence of recent lettings in the Feltham area.

The Tenant.

13. In the written evidence the Tenant made the following comments:
 - a) There have been continuous leaks to the sanitary fittings
 - b) The tenant provided 6 "snap shots" of one-bedroom flats. However, there are no details of the lettings, and some are not within the Feltham area. For these reasons the Tribunal can only place limited weight on them.
 - c) The property does not have an allocated parking space.

The Landlord.

14. The Landlord provided the following evidence.

- a) The landlord provided comparable evidence (Rightmove Best Price Guide) of three properties which ranged between £1350-£1400 pcm which fully supported the proposed increase.

Determination and Valuation

15. Relying on its own expert, general knowledge of rental values in the Feltham area together with the comparable evidence provided by the landlord and tenant, the Tribunal considers that the market rental of the subject property modernised and in good condition would be in the order of £1,325 per month. This is the rent we would expect the property to let for in the open market including having white goods and curtains provided by the landlord.
16. From this level of rent, the Tribunal has made the following adjustments in relation to the following:
 - a) In the landlord's reply form it is stated the landlord did not provide carpets/floor coverings or curtains.
 - b) There is no allocated parking space.
16. The Tribunal has considered very carefully this information and using its own expertise considers that a deduction of £75 should be applied in order to take account of the above matters. It should be noted that this figure cannot be a simple arithmetical calculation and is not based upon capital costs but is the Tribunal's estimate of the amount by which the rent would need to be reduced to attract a tenant.

The full valuation is shown below:

Starting Rent	<u>£1325</u>
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Less

a) Items given under a) and b) above	£75
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Market rent

£1,250 pcm

Decision

17. Therefore, the Tribunal determines the market rent at **£1,250 per calendar month** with effect from the **13 January 2026** being the date of the Landlord's notice.

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.