

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AJ/MNR/2026/0001
Property	Annexe Rear of 21 Northwood Gardens, Greenford, Middlesex, UB6 0LE
Tenant	Ms Andrea Mathe
Tenant's Representative	None
Landlord	Mr Denham De Alwis
Landlord's Address	C/O AST Assistance LTD Suite 2, 26A St James Business Centre Bacup OL13 9N
Landlord's Representative	None
Date of Application	9 January 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr D Jagger MRICS Mr A Spielman
Date of Decision	26 May 2026
Rent Determined	£925 per calendar month
Date the new rent takes effect	6 December 2025.

REASONS FOR THE DECISION

Background

1. This determination is made following a decision on the 15 May 2026 which determined that the Tribunal did not have jurisdiction due to the assumed date of the tenants application. Following a subsequent review of the case, the Tribunal discovered a clerical error in that the tenant's original application was submitted to the Tribunal on the 23 November 2025. This was before the proposed date of the Landlord's rent increase and therefore it has jurisdiction to consider the case. A subsequent Tribunal decision was made on the 20 May 2026 to set aside that decision and proceed to a rent determination.
2. On 17 October 2025, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,100 per calendar month(pcm) in place of the existing rent of £850 per month to take effect from 6 December 2026. This equates to an increase of £250 per month.
3. On 23 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.
4. It is stated that the assured tenancy commenced on the 6 July 2021, and the Tribunal were presented with a copy of the agreement. The term was 12 months at a passing rent of £750 per month.

Allocation of Repairs between Landlord and Tenant.

5. *As per section 11 of the Landlord and Tenant Act 1985.*
6. No service charges and no furniture provided by the landlord.

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. The property was inspected by the Tribunal.
10. The Tribunal has considered this case on the basis of an external inspection, together with the papers provided by the parties and its own knowledge and specialist expertise.

The Property

11. It was agreed between the parties that an inspection would take place on the 15 May 2026 around 12.30 pm in the presence of the tenant and a representative on behalf of the landlord.
12. The Property is a detached outbuilding located in the garden of 21 Northwood Gardens, the home of the landlord. The accommodation: living room/bedroom, small kitchen area and shower room. The property has an EPC Rating of D which is average, and it is stated in the report the floor area is 27m².

Outside: The property has rendered elevations under a pitched and tiled roof. There is no external space or parking provision.

The Property a single storage heater and electric towel rail. UPVC double glazed windows are installed and a metal entrance door.

The Property is approached via a long-enclosed walkway adjacent 18 Twickenham Gardens with no lighting. The property is situated in an established residential area convenient to local amenities.

Evidence

13. The parties returned the Tribunal's completed Rent Appeal Statements. In her evidence the tenant provided photographs identifying the condition of the property. The Tribunal did not receive any comparable evidence for the property.

The Tenant.

14. In her written evidence the Tenant made the following comments:
 - a) No proper heating system.
 - b) Poor insulation to the walls
 - c) Mould and damp to the walls and ceiling

- d) Corrosion to the metal entrance door which she is unable to get another key cut.
- e) Damaged tiles and shower fitting

The Landlord

15. The Landlord made the following comment:

- a) In his reply statement the landlord confirmed various improvements have taken place in 2025 such as the replacement shower room radiator, redecoration of bathroom and new water heater.

Determination and Valuation

16. Relying on its own expert, general knowledge of rental values in the Greenford area, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £1,100 per month. This is the rent we would expect the property to let for in the open market if it was in the same general condition as the comparable properties with a private garden including having white goods and curtains provided by the landlord.
17. From this level of rent, the Tribunal has made adjustments in relation to the following:
- a) The matters stated by the tenant above
 - b) The access to the property is unlit and a safety hazard
 - c) Dated kitchen and sanitary fittings
 - d) The entrance door poses a potential fire hazard
 - e) Minimum heating provided
18. The Tribunal has considered very carefully this information and using its own expertise considers that a deduction of £175 should be applied in order to take account of the 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>£1,100</u>
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Less

a) Items given under a) above

£175

Market rent

£925 pcm

Decision

19. Therefore, the Tribunal determines the market rent at **£925 per calendar month** with effect from the **6 December 2025**, 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.