

	<p>FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)</p>
<p>Case Reference</p>	<p>LON/00AS/MNR/2026/0111</p>
<p>Property</p>	<p>44 Punam Apartments, 40A Windsor Close, Northwood Hills, Hillingdon, HA6 1FD</p>
<p>Tenant</p>	<p>Ryer Clutton</p>
<p>Tenant's Representative</p>	<p>None</p>
<p>Landlord</p>	<p>Lithium Properties</p>
<p>Landlord's Address</p>	<p>45A Boundaries Road, Balham, London SW12 8EU</p>
<p>Landlord's Representative</p>	<p>None</p>
<p>Date of Application</p>	<p>11 February 2025</p>
<p>Type of Application</p>	<p>Determination of a Market Rent sections 13 & 14 of the Housing Act 1988</p>
<p>Tribunal Members</p>	<p>Mr D Jagger MRICS Mr I Rakhy</p>
<p>Date of Decision</p>	<p>19 May 2026</p>
<p>Rent Determined</p>	<p>£1,450 per calendar month</p>
<p>Date the new rent takes effect</p>	<p>28 February 2026.</p>

REASONS FOR THE DECISION

Background

1. On 15 January 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,550 per calendar month (pcm) in place of the existing rent of £1,250 per month to take effect from 28 February 2026. This being an increase of £300.
2. On 14 February 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 assured tenancy commenced on the 28 February 2024, The Tribunal were presented with a copy of the agreement at a passing rent of £1250 per month. The tenancy was for a term of 24 months; therefore, this is a statutory tenancy agreement by one day.

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. None.
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 an inspection or a hearing.
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 third floor flat forming part of a five storey block comprising 64 one and two bedroom flats. The accommodation comprises, one bedroom, living room/kitchen area, bathroom and two balconies. The flat has an EPC Rating of C which is above average, and it is stated in the EPC report the floor area is 50m². There is a lift provided to the block.

Outside: The property has render elevations under a flat roof. There is a communal garden and undercroft parking associated with some flats.

The Property is situated in an established residential area close to local amenities and Northwood Hills station

Evidence

12. The parties did not return the Tribunal's Rent Appeal Statements. The tenant provided a statement within the application and stated the proposed increase should be between £1350-£1450 per month. There were also two short videos showing an ant infestation and feces in an external area.

The Tenant.

13. In the written evidence the Tenant made the following comments:
 - a) The flat is regularly infested by ants.
 - b) There is damp staining to the bedroom ceiling and damp and mould to the walls in the living room together with condensation to the window units.
 - c) The lift breaks down on a regular basis, and repairs take a considerable length of time.

The Landlord

14. No evidence was provided by the Landlord

Determination and Valuation

15. Relying on its own expert, general knowledge of rental values in the Northwood Hills area, the Tribunal considers that the market rental of the subject Property modernised and in good condition would be in the order of £1,550 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 adjustments in relation to the following:
- a) The general condition of the property as stated by the tenant.
17. The Tribunal has considered very carefully this information and using its own expertise considers that a deduction of £100 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>£1,550</u>
<u>Less</u>	
a) Items given under a) above	£100
Market rent	£1,450 pcm

Undue hardship

18. The new rent takes effect from the date specified in the Landlord's Notice of increase unless that would cause undue hardship to the tenant. In cases of undue hardship, the Tribunal has a discretion to fix a later starting date up to the date a Tribunal makes its determination.

19. In the application form, the tenant has stated that she has no savings and is in debt with utilities such as water, electricity and gas. This would cause undue hardship should the rent increase. Based on the evidence provided by the Tenant and the level of the increase, the Tribunal considers that this will not cause undue hardship and accordingly sets the starting date for the new rent as the 28 February 2026.

Decision

18. Therefore, the Tribunal determines the market rent at £1,450 per calendar month with effect from the 28 February 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.