



FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference : LON/00AG/MNR/2026/0140

Property : 14 Daynor House
Quex Road
London NW6 4PR

Applicant : Nadia Sangala
(Tenant)

Representative : None

Respondent : S Kapoor
(Landlord)

Representative : Homeview Estates
(Agent)

Date of Application : 27 February 2026

Type of Application : Determination of a Market Rent
sections 13 &14 Housing Act 1988

Tribunal Members : Mr N. Martindale FRICS
Mr O Miller

Date of Decision : 28 May 2026

Rent Determined : £1650 per calendar month

Date of new rent start : 11 April 2026

REASONS FOR DECISION

Background

- 1 A landlord's notice dated 11 February 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £1700 per calendar month in place of the passing rent of £1513.25 pcm, to take effect from 11 April 2026.

- 2 At a date, prior to the effective date, under S.13(4)(a) Housing Act 1988 the tenant referred the landlord's notice proposing a new rent, to the Tribunal for determination.
- 3 The assured tenancy is now calendar monthly periodic.

Allocation of Repairs between Landlord and Tenant

- 4 As per S.11 Landlord and tenant Act 1985.

Landlord's Service Charges, Furniture provided and costs.

- 5 Landlord supplied white goods to kitchen and floor coverings. No furniture other than a mattress and bed frame, the latter replaced by the tenant. Tenant provided freezer.

Liability for Council Tax

- 6 Tenant.

Other relevant terms of tenancy

- 7 None

Inspection and Hearing

- 8 An inspection is not routinely carried out. The Tribunal is content that it has sufficient information on the Property, its condition and on comparables, from a combination of the written and photographic representations received and from its own knowledge and specialist expertise.

Property

- 9 There was no inspection. The Property is a 1950's flat purpose built in a Building with 4 levels (plus any basement) of similar flats. The Property is accessed from the street level by a communal door and entrance lobby. There is a small area of landscaping.
- 10 The accommodation consists of a bedroom, living room, kitchen, bathroom, WC set on one level at third floor, with central space and water heating. There are communal internal access areas for the Property and other flats in the Building, each served by communal stairs and hallways. There are on street parking restrictions. It is within an established residential retail and commercial area on a busy local road with bus services. (Google Streetview August 2025).
- 11 The Property appears to be part of a concrete framed construction with traditional brick panels/ outer wall finishes under what appears to be a

main flat roof over the Building of which the Property forms part. The Building appears in fair condition.

Evidence

- 12 The Tribunal received completed Form 1 and 1b from the tenant. Form 1a from the landlord was received. The Tribunal is grateful for such information as was provided by one or both of the parties.

Tenant

- 13 The tenant referred to the application concerning an Agricultural Occupancy: Clearly this is incorrect and the Tribunal has dealt with the application as a regular assured periodic tenancy. The validity of the notice is not challenged. The tenant referred to and included pictures showing minor high level damp staining and mould growth to the ceiling/ wall intersection. Measurements were not provided for the rooms but the gross internal floor area of the whole property appeared to be some 42m² from the EPC (band D) included. The tenant considered that a rent increase to £1600 pcm was the correct figure.

Landlord

- 14 The Tribunal did not receive any representations from the landlord.

Law

- 15 In accordance with the terms of S.14 of the Act we are required to determine the rent at which we consider the property might reasonably be expected to let in the open market, by a willing landlord, under an assured tenancy, on the same terms as the actual tenancy; ignoring any increase in value attributable to tenant's improvements and any decrease in value due to the tenant's failure to comply with any terms of the tenancy. Thus the Property falls to be valued as it stands; but assuming that the Property to be in a reasonable internal decorative condition.

Valuation

- 16 The Property had a floor area of 42m² or so, typical of an average 1 bedroom purpose flat. The Tribunal noted the minor and apparently persistent high level mould staining to the ceiling/wall intersections in more than one room.
- 17 From the Tribunal's own general knowledge of market rent levels in and around the LB Camden it determines that the subject Property would let on normal Assured Shorthold Tenancy (AST) terms, for £1650 pcm, fully fitted and in good order. This is the rent we would expect the Property to let for in the open market if it was in the same

condition as comparable properties including landlord's white goods carpets and curtains.

- 18 From the representations the Tribunal found that there were no issues significant enough to justify any adjustment from this starting figure. The new rent is therefore £1650 pcm.

Undue Hardship

- 19 Any Hardship has to demonstrably 'undue'. Hardship, if sought by the tenant in their application, needs to be based on substantial argument, information and supporting documentation to consider it further. The reporting of elements of disrepair to the local authority and the service a notice to quit are not factors that the Tribunal takes into in setting the new rent. In this instance the tenants did not seek to represent 'undue Hardship' arising as a result of the rent increase.

Decision and effective start date

- 20 The starting date of the new rent of £1650 pcm is from and including 11 April 2026.
- 21 Although the landlord is not obliged to charge this rent and may charge a significantly lower rent as a result of their own choice, policy, or governmental regulation; they may not charge more than this figure.

Chairman N Martindale FRICS

Date 28 May 2026

Rights of appeal

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the tribunal is required to notify the parties about any right of appeal they may have.

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 decision to the person making the application (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rule 2013).

If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not

complying with the 28 day time limit; the tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

The application for permission to appeal must identify the decision of the tribunal to which it relates (i.e., give the date, the property, and the case number), state the grounds of appeal and state the result the party making the application is seeking.

If the tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).