

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AJ/MNR/2026/0235
Property	Flat 3, Osterley Lodge, 12-14 Osterley Park Road, Southall, Middlesex, UB24BN
Tenant	Jose Rodrigues & Rusaria Pires
Tenant's Representative	In Person
Landlord	Saqib Bhatti
Landlord's Address	7 Forsythia, Gardens Langley, Slough, Berkshire, SL37TZ,
Landlord's Representative	John Rice of Woodend Estates
Date of Application	28 March 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr A Harris LLM FRICS Mr K Beheshtizadeh
Date of Decision	15 June 2026
Rent Determined	£1800 per calendar month
Date the new rent takes effect	1 April 2026

REASONS FOR THE DECISION

Background

1. On 5 February 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1950 per calendar month (pcm) in place of the existing rent of £1800 pcm to take effect from 1 April 2026.
2. On 28 March 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. The assured tenancy commenced on 1 April 2025 for a term of 6 months. The rental period is monthly on the first of the month.

Allocation of Repairs between Landlord and Tenant.

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

Liability for Council Tax

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

Inspection/Hearing

6. Neither party requested an oral hearing. The Tribunal has considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise.

The Property

7. The tribunal did not inspect. The tenant applied for an inspection but in a decision dated 15 May 2026 the tribunal refused the request as the photographs and supporting evidence were of good quality and inspecting would not be proportionate to the tenant's concerns.
8. The Property is a ground floor flat, offering the following accommodation:

Open plan reception room and kitchen, 2 bedrooms (1 ensuite) and bathroom/WC.

Outside: access to a communal garden

The Property benefits from central heating and double glazing.

The Property is situated in Southall, close to public transport and shopping.

Evidence

9. Both the Tenant and the Landlord returned the Tribunal's Reply forms.

The Tenant.

10. The Tenant made the following comments:

- a) The flat suffers from mould and dampness due to inadequate ventilation
- b) A broken shower tray

11. In terms of rental evidence, the Tenant had provided:

TRS apartments	£ 1,800.00	pcm	quoting unfurnished 27/1/26 high spec modern flat
2 Chevy Rd	£ 1,800.00	pcm	quoting 13/2/26 older flat good rep
3 Hansa Close	£ 1,875.00	pcm	quoting 24/3/26 new build in gated scheme

The Landlord

12. The Landlord provided evidence the shower had been repaired. A damp report suggested the mould was caused by restricted ventilation rather than a structural issue with furniture against colder external wall surfaces. Other tenants in the block had accepted rent increases but no details were given.

Determination and Valuation

13. The Tribunal considers the comparables provided by the Tenant are reliable and at a consistent level
14. Relying on its own expert, general knowledge of rental values in the area, and the comparables, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £1800 pcm. 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.

15. From this level of rent, the Tribunal has made no adjustments

		PCM
AST Market rent		£ 1,800.00
less condition/terms	0.0%	£ -
		£ 1,800.00

Undue hardship

16. 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. No hardship has been claimed.

Decision

17. Therefore, the Tribunal determines the market rent at £1800 per calendar month with effect from 1 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.