

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AT/MNR/2026/0049
Property	16 Streamside House, Feltham, TW14 9PY
Tenant	Mr Gary Edwards
Tenant's Representative	Litigant in person
Landlord	Lampton Investment 360 Limited
Landlord's Address	Lampton Investment 360 Limited Southall Depot, Southall, UB2 5AG
Landlord's Representative	Ms Mehz Omar
Date of Application	18 December 2025
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Valuer Chairman Ian Holdsworth FRICS RICS Registered Valuer Tribunal Member Mr N Miller Tribunal Member Mr W Gibbs
Date of Decision	29th May 2026
Rent Determined	£1700 per month

Date the new rent takes effect	7th January 2026
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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 £1700 per calendar month (pcm) in place of the existing rent of £1200 pcm to take effect from 7 January 2026.
2. On 18 December 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.
3. The assured tenancy commenced in May 2022 for a term of 12 months. The rental period is monthly.

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 (other than carpets and curtain and white goods specified below) and the costs relating to the same.

The Tribunal were not made aware of any supplementary service charges. All furniture provided by Tenant.

Liability for Council Tax

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

Hearing

6. A hearing was held on 29 May at 10 Alfred Place London. The Tribunal has considered this case since an oral hearing, the papers provided by the parties and its own knowledge and specialist expertise.

The Property

7. The Property is a third storey flat built in 2022 offering the following accommodation:

Lounge, Kitchen/Diner, 2 bedrooms and bathroom/WC.

Outside: Car parking space

The Property is situated in an established residential area well served by local amenities and public transport connections.

Evidence

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

The Tenant.

9. The Tenant made the following comments:
 - a) The proposed rent will be a 40 % increase on the existing rent.
 - b) The rent proposed is typically charged for flats in the locality with two bathrooms/wc
 - c) The location of the flat is blighted as it is in the flight path to Heathrow Airport with associated noise and pollution.
 - d) The area and property have suffered from the impact of anti-social behaviour
10. In terms of rental evidence, the Tenant had provided details of two flats situated within 1/2 mile of the subject property and offered for £1450 and £1550 pcm. These both offered 2-bedroom accommodation and a single bathroom/wc

The Landlord

11. The following comparables and evidence were provided by the Landlord:
 - a) The determination by the First Tier Tribunal dated May 2026 of £1700 pcm as the fair rent for that Flat 18 Streamside House. A similar dwelling to the subject property.

- b) The Landlord submitted evidence of the rental asking price of 4 no two bed properties in the locality. The median asking rent for these properties is £1750 pcm . It is noted that three of the properties submitted offer an additional bathroom/wc.
- c) The letting at £1750 pcm of a flat in Streamside House earlier this year. The let property is identical in type to the subject dwelling.
- d) The advice given by local estate agents in late 2025 that the rental range for the properties at Streamside House was £1600-£1800 pcm.

Determination and Valuation

- 12. The Tribunal considers the comparable transactions provided by the Landlord at Streamside House constitute the most compelling evidence. They are either recent lettings of similar property or rent determinations.
- 13. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Tenant and Landlord as reviewed by the Tenant, the Tribunal considers that the market rental of the subject Property in present condition is £1700 pcm.

Undue hardship

- 14. 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.
- 15. The Tenant has asked the Tribunal to fix a later starting date in this case.
- 16. The Landlord did not respond
- 17. The Tribunal were not persuaded by the evidence given by the Tenant that for the increase to take effect from the date in the Landlord's Notice would cause undue hardship and accordingly sets the starting date for the new rent as 7 January 2026.

Decision

- 18. Therefore, the Tribunal determines the market rent at £1700 per calendar month with effect from 7 January 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.