



**FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference	:	LON/00AY/MNR/2026/0046
Property	:	Flat 42 Osterley Court Great West Road London TW7 4PY
Applicant	:	Mohsin Natha (Tenant)
Representative	:	None
Respondent	:	Manoj Aggarwal Sangella Aggarwel (Landlords)
Representative	:	Woodland (West London) Ltd (Agent)
Date of Application	:	22 December 2025
Type of Application	:	Determination of a Market Rent sections 13 &14 Housing Act 1988
Tribunal Members	:	N. Martindale FRICS
Date of Decision	:	16 June 2026
Rent Determined	:	£1900 per calendar month
Date of new rent start	:	22 January 2026

REASONS FOR DECISION

Background

- 1 A landlord's notice dated 19 December 2025 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £1900 per calendar month in place of the passing rent of £1700 pcm, effective at 22 January 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 and Furniture provided and costs.

5 None.

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 appears to be ground floor, in a small purpose built block of flats dating from the 1960's. The block is low rise of 4 levels. The Property has a 2 bedrooms, living room, (including kitchen), bathroom, WC, on 1 level. There is shared use of gardens and other communal areas at the Building.

10 There are on street parking restrictions but a small service road serves the estate. Access is off a local side road in an established residential area but very near to the Great West Road a multi lane highway, motorway equivalent road on the other side of a fence by the Building. (Google Streetview October 2025).

11 The Property is within a Building that appears to be of traditional construction in brick, part faced the ground floor white painted render, fair faced brick above. The main roof of the Building is essentially a double pitched tiles roof. The Building appears to be in fair to good condition, viewed outside the estate.

- 12 There are double glazed windows and assumed to be central water and space heating. There were no repairs issues presented by the tenant.

Evidence

- 13 The Tribunal received completed a version of Form Rent 1 from the tenant. The landlord served a starting Form 4 Notice of rent increase. Neither complete Forms 1b and 1a later. The Tribunal is grateful for such information as was provided by one or both of the parties.

Tenant

- 14 The tenant presented brief details on the tenancy and the accommodation at the flat. There were no photographs or reports of disrepair.
- 15 The Tribunal did not find any tenants' proposal for the new rent.

Landlord

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

Law

- 17 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

- 18 From the Tribunal's own general knowledge of market rent levels in LB Hounslow showed a small range for this type and size of property from £1850 pcm to £2000 pcm. It determines that the subject Property would let on normal Assured Shorthold Tenancy (AST) terms, for £1900 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.
- 19 There were no representations about disrepair and no need for the Tribunal to consider any reason for an adjustment for condition. The new rent is therefore £1900 per calendar month.

Undue Hardship

- 20 The tenant did not seek a delay to the effective date for the new rent for this.

Decision and effective start date

- 21 The starting date of the new rent of £1900 per calendar month is from and including 22 January 2026.
- 22 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 16 June 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).