

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AW/MNR/2026/0144
Property	25 Avondale Park Road, London, W11 4HG
Tenant	Yau Ping Tang
Tenant's Representative	N/A
Landlord	Abri Group Ltd
Landlord's Address	Collins House, Bishopstoke Road, Eastleigh, Hampshire, SO50 6AD
Landlord's Representative	N/A
Date of Application	23 March 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Ms S Beckwith MRICS Mr A Spielman
Date of Decision	13 July 2026
Rent Determined	£330 per week
Date the new rent takes effect	6 April 2026

REASONS FOR THE DECISION

Background

1. On 16 February 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £143.38 per week in place of the existing rent of £136.82 per week to take effect from 6 April 2026.
2. On 23 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 shorthold tenancy commenced on 22 July 2022. On 29 September 2025, the Landlord wrote to the Tenant to confirm that the tenancy would be converted to an assured ("lifetime") tenancy. The rental period is weekly.

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.

5. N/A

Liability for Council Tax

6. 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.

7. N/A

Inspection/Hearing

8. Neither party requested an inspection or 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

9. The Property is a semi-detached house, offering the following accommodation:

A combined living room/bedroom, a kitchen and a bathroom.

Outside there is a garden.

The Property was let unfurnished.

The Property is situated in west London. Latimer Road underground station is less than half a mile to the northwest.

Evidence

10. Both the Tenant and the Landlord returned the Tribunal's forms.

The Tenant

11. The Tenant appeared to be seeking clarification of the status of the tenancy. No comments were made about improvements, the condition of the Property or comparable evidence.

The Landlord

12. The Landlord confirmed the rent proposed was in line with the government's policy for social housing and is below the market rent. No comparables were therefore supplied.

Determination and Valuation

13. The Tribunal notes that the Tenant occupies the Property under a tenancy from a Housing Association. The Tribunal is required to determine the rent at which the Property might reasonably be expected to let in the open market by a willing landlord under an assured tenancy having regards to the specific conditions in Section 14 of the Housing Act 1988. The personal circumstances of the Tenant are not relevant to determining the market rent.
14. Relying on its own expert, general knowledge of rental values in the area, the Tribunal considers that the market rental of the subject Property would be in the order of £330 per week.

Decision

15. Therefore, the Tribunal determines the market rent at £330 per week with effect from 6 April 2026.
16. The Tribunal notes that the Landlord has proposed a lower rent in their Notice of Increase. The Landlord is entitled, but not compelled, to charge the Tenant rent at the figure determined from the effective date and may choose to charge a lower figure.

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.