

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AT/MNR/2026/0327
Property	Flat 12 Streamside House, 156, Hatton Road, Feltham, TW14 9PY
Tenant	Safia Ahmadzai & Abdul Khabir
Tenant's Representative	None
Landlord	Lampton Investment 360 Limited
Landlord's Address	Southall Lane Depot, Southall, London UB2 5AG
Landlord's Representative	None
Date of Application	6 May 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr D Jagger MRICS Ms A Onigbode
Date of Decision	7 July 2026
Rent Determined	£1,650 per calendar month
Date the new rent takes effect	11 June 2026.

REASONS FOR THE DECISION

Background

1. On 26 March 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,700 per calendar month (pcm) in place of the existing rent of £1,200 per month to take effect from 11 June 2026. This being an increase of £500.
2. On 6 May 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. It is stated that the assured tenancy commenced on the 10 May 2022. The Tribunal were presented with a copy of the agreement at a passing rent of £1,200 per month. The tenancy was for a term of 36 months; therefore, this is a statutory tenancy agreement.

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:

5. No furniture supplied by the landlord.
6. No service charges.

Liability for Council Tax

7. 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.

8. It is assumed; there are none.

Inspection/Hearing

9. The parties did not request a hearing or inspection.
10. The Tribunal has therefore, considered this case on the basis of the papers, together with the papers provided by the parties, Rightmove, and its own knowledge and specialist expertise.

The Property

11. The Property is a purpose built second floor flat forming part of a four storey block built in 2022 with communal areas and lift to upper floors. The accommodation comprises, two bedrooms, living room/kitchen and bathroom. The flat has an EPC Rating of B which is above average and a stated floor area of 75m². The property has gas central heating, double glazed windows and white goods and laminate flooring.

Outside: The property has brick elevations under a flat roof. There is a communal garden but no allocated parking space.

The Property is situated in an established residential area close to local amenities and Hatton Cross underground station

Evidence

12. Both parties returned the Tribunal's completed Rent Appeal Statements together with photographs and comparable evidence of recent lettings in the Feltham area.

The Tenant.

13. In the written evidence the Tenant made the following comments:
 - a) There have been continuous leaks to the sanitary fittings evidenced by the photos showing mould and damage to decorations.
 - b) There is a history of disrepair
 - c) There are external defects with the communal entrance door and refuse bins
 - d) The tenant provided comparable evidence of two-bedroom flats which ranged from £1,600-£1,700.
 - e) Based on this evidence, the tenant is of the opinion a realistic increase would be between £1,450-£1500 pcm

The Landlord.

14. The Landlord provided the following evidence.
- a) The landlord provided comparable evidence (Rightmove Best Price Guide) of three properties which ranged between £1650-£1900 pcm which fully supported the proposed increase.
 - b) A similar property has recently let in Streamside House at £1,700 pcm
 - c) The landlord confirms he has on all occasions responded to the leaks to the sanitary fittings. A surveyor attended the property in April 2026 and confirmed the defects had been remedied. This follows a trace and track leak report on the 27 April 2026.
 - d) A property inspection report dated 21 May 2026 confirms the overall condition is good and damage to the walls and skirting boards will be redecorated once the area has dried out.

Determination and Valuation

15. Relying on its own expert, general knowledge of rental values in the Feltham area together with the comparable evidence provided by the landlord and tenant, the Tribunal considers that the market rental of the subject property modernised and in good condition would be in the order of £1,700 per month. This is the rent we would expect the property to let for in the open market including having white goods and curtains provided by the landlord.
16. From this level of rent, the Tribunal has made the following adjustments in relation to the following:
- a) At the date of valuation (7 July 2026) the sanitary fittings require a silicone sealant and redecoration required to the bathroom.
16. The Tribunal has considered very carefully this information and using its own expertise considers that a deduction of £50 should be applied in order to take account of the of the above matters. It should be noted that this figure cannot be a simple arithmetical calculation and is not based upon capital costs but is the Tribunal's estimate of the amount by which the rent would need to be reduced to attract a tenant.

The full valuation is shown below:

Starting Rent	<u>£1,700</u>
<u>Less</u>	
a) Items given under a) above	£50

Market rent

£1,650 pcm

Decision

17. Therefore, the Tribunal determines the market rent at **£1,650 per calendar month** with effect from the **11 June 2026** being the date of the Landlord's notice.

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.