	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**LON/00BA/MNR/2026/0085**
Property	**50 Durnsford Road, Wimbledon Park, London SW19 8HQ**
Tenant	**Muhammad Niaz Hussain**
Tenant's Representative	**Farani Taylor Solicitors**
Landlord	**Fiaz Ahmed**
Landlord's Address	**16 Charlgrove Avenue, Morden, SM4 5RB**
Landlord's Representative	**None**
Date of Application	**16 January 2026**
Type of Application	**Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Mr D Jagger MRICS** **Mr K Beheshtizadeh**
Date of Decision	**30 July 2026**
Rent Determined	**£504 per calendar week**
Date the new rent takes effect	**27 February 2026.**

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REASONS FOR THE DECISION

Background

1. On 17 December 2025, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £660 per calendar week (2,860 pcm) in place of the existing rent of £369 per week to take effect from 27 February 2026. This being a significant increase of £291 per week.

2. On 16 January 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 the 30 October 2003 for a term of 6 months. Hence, this is a Statutory Tenancy.

4. On the 14 May the Tribunal wrote to the parties stating that it may not have jurisdiction to determine this matter. By a letter of the same date the Tribunal confirmed it is now the Tribunal's position that there are no jurisdictional issues preventing the Tribunal from considering this application. Accordingly, the matter proceeded, and case management directions were issued to enable the parties to participate and the Tribunal to determine the application.

Allocation of Repairs between Landlord and Tenant.

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

6. No service charges are payable by the Tenant.

7. No furniture provided by the landlord.

Liability for Council Tax

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

Any other terms of the tenancy taken into consideration in determining the rent.

9. The Tenant states that historically he has been charged an additional sum for the outbuilding. For completeness, the Tribunal's rental determination is inclusive of this outbuilding.

Inspection

10. An inspection undertaken by the Tribunal on the 30 July 2026 in the presence of Mr Hussain and his wife.

11. The Tribunal has considered this case on the basis of an inspection, together with the comprehensive submissions provided by the parties and its own knowledge and specialist expertise.

The Property

12. The property is a 1930s built end of terrace two storey house with a basic single storey rear extension. The property provides the following accommodation: living room, dining room, kitchen, rear room without a window, bathroom and shower room, on the first floor there are three bedrooms.

13. Outside: The building has rendered elevations under a pitched roof. There are two parking spaces on the frontage and rear garden which has an uneven concrete surface. This appears to provide access for the Landlord to an area of land adjacent the revised rear boundary.

    The property benefits from gas central heating and a mixture of plastic double-glazed windows. Over the years, the tenant has provided new floor coverings, white goods and curtains.

    The Property is situated on a very busy road amongst both residential and commercial premises, convenient to local amenities and underground station.

Evidence

The Tenant.

14. The Tenant made the following comments:

    a) There had previously been re-occurring damp and mould staining to the internal walls. This was rectified by the Landlord but remains evident in the living room and bedroom one.

b) The sanitary fittings are dated and cannot be used simultaneously due to water pressure problems.
c) The property has a poor configuration with the bathroom and shower room on the ground floor.
d) Although two window units have been replaced the remaining windows and louvres are defective.
e) This is a three-bedroom house.
f) There have been improvements undertaken during the 23 years which include new carpets and floor coverings.
g) An email from Aziz Property Group estimates the rental value at £2000 per month.

The Landlord

15. The Landlord's agent made the following comment:

a) A schedule of comparable evidence was presented to the Tribunal which ranged from £1,700 for a one-bedroom flat through to £3,650 for a four-bedroom house.
b) This evidence fully supported the proposed rent increase.
c) Wimbledon Park**,** in a very sought after location.
d) The previous damp problems have been rectified.
e) The Landlord is a professional builder and replaced the sanitary fittings and kitchen in 2019.

Determination and Valuation

16. The Tribunal can only place limited weight on the letting agents' letter as the inspection was carried out. Equally, the limited Landlord's comparable evidence ranges from one-bedroom flats to a four-bedroom house. Relying on limited evidence and its own expert, general knowledge of rental values in the area, the Tribunal considers that the market rental of the subject property fully modernised and in good order would be in the order of £554 per week (2,400 per month). 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 including having white goods and curtains provided by the landlord.

17. The Tribunal has considered very carefully the information provided by the tenant and the findings during the inspection. Using its own expertise, the Tribunal considers that a deduction of £50 should be applied in order to take account of the above matters. This reduces the figure to £504 per week.

18. 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.

19. The Tribunal has made adjustments in relation to the matters outline by Tenant. following:

The full valuation is shown below:

Starting Rent	£554 pw
Less	£50
Market rent	**£504 pw**

Decision

20. Therefore, the Tribunal determines the market rent at **£504 per calendar week** with effect from the **27 February 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.