

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/ 00AS/MNR/2026/0332
Property	Flat 58, Axis House, 242 Bath road, Hayes, UB3 5AY,
Tenants	(1) Evo Deniz (2) Regina Rodrigues
Tenant's Representative	N/A
Landlord	Oakmore
Landlord's Address	7 Bell Yard, London, WC2A 2JR
Landlord's Representative	N/A
Date of Application	07 May 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr A Parkinson MRICS Ms A Onigbode
Date of Decision	3 August 2026
Rent Determined	£1,400 per calendar month
Date the new rent takes effect	1 June 2026

REASONS FOR THE DECISION

Background

1. On 29 April 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,500 per calendar month (pcm) in place of the existing rent of £1,400 pcm to take effect from 1 June 2026. The Tribunal has been provided with two rent increase notices. Both are dated 29 April 2026, one proposes to increase the rent to £1,450 the second notice proposes to increase the rent to £1,500. Both notices appear identical aside from the proposed rent increase sums.
2. On 7 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. The assured tenancy commenced on 1 July 2025 for a term of twelve months.

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. Water charges of £50 per month are included in the rent. The rent determined is inclusive of water charges. There are no service charges for which the Tenants are responsible. The Property is part-furnished. Furniture includes a bed and wardrobe.

Liability for Council Tax

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

Inspection/Hearing

7. Neither party requested an 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

8. The Property is a second floor one bedroom flat and is situated on Bath Road which is on the northern edge of Heathrow Airport and benefits from good transport links and airport-oriented amenities.

Evidence

9. The Landlord did not return the Tribunal's Reply forms. The Tenant's submissions were provided via their application form.

The Tenant.

10. The Tenants made the following comments:
 - a) The tenancy ends only on 30th June 2026 and landlord provided new rent proposal 2 months in advance
 - b) The landlord does not do maintenance work on time, elevators not functioning for the past three years and the landlord keeps changing company name and address.
 - c) I think the rent should be £1,300 as this is the current universal credit housing allowance.
 - d) The proposed rent is above the market rate. Secondly universal credit only provides us with £1,300 housing allowance and lastly the maintenance of the building is not worth the rent amount.
11. In terms of rental evidence, the Tenants did not provide any evidence of comparable rents to support their case.

The Landlord

12. The Landlord did not submit any evidence or submissions to support their proposed rent increase or respond to the points raised by the Tenants.

Determination and Valuation

13. 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 £1,400 pcm. 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 comparable properties in the locality.

14. In this case it is not necessary for the Tribunal to make any adjustments to the £1,400 as the Property is considered to be representative of an open market rental property in the area.
15. It is noted that the Tenant has stated that the Universal Credit housing allowance is £1,300 but this is not a consideration for the Tribunal as the Tribunal is only required to determine the open market rent for the property.

Market rent

£1,400 pcm

Undue hardship

16. 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.
17. As the rent is not being increased beyond the current rent it is not necessary for the Tribunal to consider hardship or set the rent increase date later than the date in the notice as the rent is not being increased beyond the current £1,400 pcm.

Decision

18. Therefore the Tribunal determines the market rent at £1,400 per calendar month with effect from 1 June 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.