

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	CAM/00MD/MRA/2026/0014
Property	Flat 100, Atria House ,219 Bath Road, Slough, SL1 4BE,
Tenant	Muhammad Usman Ali & Momina Nisar
Tenant's Representative	None
Landlord	Reavant Homes Limited
Landlord's Address	12 Urban Hive, Theydon Road, London E5 9BQ
Landlord's Representative	None
Date of Application	29 June 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	4 August 2026
Rent Determined	£1,250 per calendar month
Date the new rent takes effect	19 September 2026.

REASONS FOR THE DECISION

Background

1. On 19 June 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,325 per calendar month (pcm) in place of the existing rent of £1,150 per month to take effect from 7 September 2026. This being an increase of £175 per month.
2. On 26 June 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 7 April 2025. The Tribunal were presented with a copy of the agreement at a passing rent of £1,150 per month. The tenancy was for a term of 15 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. The property was let furnished with one table, three chairs, bed, chest of drawers, bedside drawers
6. No service charges payable by Tenant.

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 submissions made by the parties, Rightmove, and its own knowledge and specialist expertise.

The Property

11. The property is a converted second floor flat forming part of a three storey former office block converted around 2017 with communal access arrangements. The accommodation comprises, one bedroom, living room/kitchen and bathroom. The flat has an EPC Rating of D which is average and a stated floor area of 48m². The property has electric panel heating, double glazed windows, white goods and flooring coverings.

Outside: The property has rendered, and brick elevations with large areas of glazing. There is an allocated parking space.

The property is situated in on a busy mixed commercial and residential road (A4) close to town centre amenities.

Evidence

12. The Landlord completed Rent Appeal Statements together with original letting details and floor plan. Links were provided for comparable evidence of recent lettings in the area on Zoopla but the Tribunal were unable to open these..

The Tenant.

13. In the written evidence the Tenant made the following comments:
 - a) There are a number of properties renting between £1,150-£1,200 per month.
 - b) The windows do not open and the only form of ventilation is via air conditioning control system.
 - c) Based on this evidence, the tenant is of the opinion a realistic increase would be £1,200 pcm

The Landlord.

14. The Landlord provided the following evidence.
 - a) The landlord provided links to comparable evidence of recent lettings in the area which ranged between £1,275-£1,350 pcm which fully supported the proposed increase.
 - b) The subject property is larger (49m²) than the comparable evidence raised by the Tenant.

Determination and Valuation

15. Relying on its own expert, general knowledge of rental values in the Slough area together with the comparable evidence provided by the Landlord' the Tribunal considers that the market rental of the subject property modernised and in good condition would be in the order of £1,250 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. The Tribunal has made no adjustments in relation to the condition of the property.

Market rent

£1,250 pcm

Decision

17. Therefore, the Tribunal determines the market rent at **£1,250 per calendar month** with effect from the **7 September 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.