

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AJ/MRA/2026/0106
Property	13A Ramillies Road, London, W4 1JW
Tenant	Ramy Basaddiq and Maryam Basaddiq
Tenant's Representative	none
Landlord	Ms Flora Chia Fei Ngu and Mr Wei Ning Cho
Landlord's Address	160 West 62 Street, APT 48b, New York, United States, NY10023 United States
Landlord's Representative	Borthwicks
Date of Application	13 July 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	R Waterhouse FRICS K Beheshtizadeh
Date of Decision	8 September 2026
Rent Determined	£5577.77 per calendar month
Date of Valuation	14 July 2026

Date the new rent takes effect	14 September 2026
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REASONS FOR THE DECISION

Background

1. On 13 May 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £5778.57 per calendar month (pcm) in place of the existing rent of £5577.77 pcm to take effect from 14 July 2026.
2. On 13 July 2026, under Section 14 (A3) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of an open-market rent.
3. The tenancy commenced on 14 July 2022 for a period of 36 Months less one day at an initial rent of £4983.44 pcm. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. The tribunal has considered the written submissions of the parties. The application form notes [7/243] the landlord is responsible for repairs. The tribunal on the basis of uncontested evidence finds this to be the case.

Liability for Council Tax

5. The application form [4/243] states the tenant is responsible for payment of council tax and utilities. The tribunal finds the tenant on the basis of uncontested evidence is liable for council tax and payment of utilities.

Hearing

6. 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

7. The Property is described as a semi-detached house; comprising basement kitchen, and one bedroom with a bathroom, the ground floor has an open plan living room, and dining room plus one-half toilet. First floor has one bedroom

and two small rooms with two toilets. The overall size of the property is said to be 2000 sq feet. The Property is situated in Chiswick W4.

Evidence

8. The parties completed the relevant MR1 (tenant), MR2 (landlord) and MR3 (tenant's reply).

The Tenant

9. The Tenant provided several comparables with the MR1 Form.

Letting details of a 4 bed 2 bathrooms, 2 reception rooms , Esmond Road , Chiswick, asking £5,500pcm.

Letting details for a 3 bedroom 2 baths and a reception room, terraced house in St Albans Avenue, Chiswick, London W4 asking £5000 pcm

Letting details of 4 bedroom 3 bathrooms, 3 receptions, Sutton Court Road , Grove Park London W4. Asking £ 5400 pcm

Letting details for a 4-bedroom, 2-bathroom, 2 reception house in Thorney Hedge Road, Chiswick W4 asking £5000 pcm

A property three-bedroom penthouse, asking £4,750 pcm, in Acton Lane.

A property shown to be let comprising 4 bedooms, 4 bathrooms, 2 living rooms furnished showing a letting price of £5000 pcm , in Swanscombe Road W4.

A property to let in Flanchford Road, Chiswick 4 bed semi detached maisonette asking £5000 per month.

A property shown to be let Ivy Crescent W4 £4975 pcm comprising 6 bedrooms, 2 bathrooms, one living room., unfurnished.

Letting advertisement of 4-bedroom property in Oxford Road South asking £1246.15 per week which is equivalent to £5400 pcm.

Letting advertisement of 4-bedroom house Cranbrook Road London W4 asking £5250 per cm.

10. The tenant in their MR 2 response noted the landlord focused on asking prices rather than actual prices agreed. The tenant says the new rules which prevent bidding has caused a behaviour change so asking rents are now higher than previously.
11. The tenant says the comparable properties offer kitchen direct access to garden and conservatory style living.
12. The tenant specifically notes;

Property A has had its asking price reduced to £5150

Property B has a luxury conservatory and open plan kitchen

Property C tenant cannot find

Property D agent confirms let but let below asking price

Property E not found

Property F not found

Property G not found currently to let but has ground floor kitchen to garden.

Property H This property has been listed since May 26 at £5500 but not let

Property I this has been let out but to what level is not known.

Property J is not on the market.

The Landlord

13. The Landlord made the following comments regarding the tenants MR1 Form, the landlord contends they now believe the property to be worth £6000 pcm following evidence derived from 10 comparables which they say produces an average of £3.60 per square foot.
14. The landlord contends the subject property extends to 2002 sq feet this is from the letting details of the property [87/243].
15. The Appendix C shows average rents per square foot across 10 properties. It is not clear if these are settled rents or asking rents or what date they derive from. They are however said to be within .25miles of subject property.
16. The range of comparables includes one of £12,500 pcm which is clearly an outlier and disregarded. The closest in size is St Albans Avenue of 2141.0 sq feet showing £3.38 per square foot.
17. Appendix D shows the letting details of the properties supplied by the landlord.

- A. Somerset Road Ealing W4 1239 sq ft £5250 pcm
- B. Rusthall Av Chiswick W4 1740 sq ft £7000pcm
- C. The Avenue Chiswick 3173 sq ft £12,500
- D. Esmond Road Chiswick W4 1489 sq ft £5500 pcm
- E. St Albans Avenue Chiswick W4 1429 sq ft £ 5000 pcm
- F. The Avenue Chiswick W4 2574 sq ft £9000pcm
- G. St Albans Avenue Chiswick W4 2141 sq ft £7250 pcm
- H. St Alban's Avenue Chiswick W4 £5750 pcm
- I. Fielding Road Chiswick W4 1786.2 £5750 pcm
- I. Fielding Road Chiswick 1354.9 £4250 pcm.

Determination and Valuation

- 18. Under section 14(1) of the Housing Act 1988 (as amended), 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 at the beginning of the new period specified in the Landlord's notice. Relevant Tenant improvements or failure of the Tenant to comply with the terms of the tenancy are to be disregarded. Historic issues relating to the tenancy or the personal circumstances of the Landlord are not taken into account. The personal circumstances of the Tenant are only considered if an application for hardship has been made.
- 19. The tribunal prefers evidence of settled rents. Asking rents provide context but in the absence of evidence of general relationship between asking and settled they can only remain context.
- 20. Of the evidence provided some are let but the actual amounts let are not known.
- 21. The tenant provided;

A property shown to be let comprising 4 bedrooms, 4 bathrooms, 2 living rooms furnished showing a letting price of £5000 pcm , in Swanscombe Road W4.

A property shown to be let Ivy Crescent W4 £4975 pcm comprising 6 bedrooms, 2 bathrooms, one living room., unfurnished.

- 22. The landlord provided;
Esmond Road Chiswick W4 1489 sq ft £5500 pcm
Fielding Road Chiswick W4 1786.2 £5750 pcm

23. The tenant confirms these are let but does not know what figure they have been let at.
24. In the case of the Esmond Road and Fielding Crescent we do have their respective areas. These are 1489 sq feet and 1786.2 sq foot respectively. This produces an asking rate of £3.69 per sq foot and, £3.22 per sq foot, that is an average of £3.455 per sq foot.
25. Then applying this to the uncontested area of the subject property 2002 sq feet, gives an asking price of £6916 pcm.
26. The tenant raises concerns about the subject property's kitchen being in the basement as opposed to the said to be more desirable ground floor / garden layout. Additionally, the tenant raises concerns about a discount between asking and achieved figures.
27. The latter is evidenced by agent's conversations with the tenant; the former is a matter of subjectivity.
28. The tribunal finds that both contentions have some merit. However, given the asking price of the subject property from the evidence is around £6900pcm, the tribunal using its expertise, must consider the appropriate discount to accommodate these two contentions.
29. Given the suggestion of discounts to asking prices which is uncontested and the contention that ground floor kitchen/conservatory / garden is much more desirable, the tribunal applies a discount of 20% to accommodate these.
30. This when applied to £6916 pcm produces £5533pcm, which is within valuation tolerance of the existing rent of £5577.77 pcm. The tribunal determines no change in the existing rent so determines £5577.77 pcm.

Undue hardship

31. There is no application for undue hardship.
32. The Tribunal determines the new rent amount at £5577.77 per calendar month with effect from 14 September 2026, the start of the first rent period after the determination.

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 after 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.