

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AS/MNR/2026/0130
Property	50 The Chase, Ickenham, Uxbridge UB10 8ST
Tenant	Charles Manning
Tenant's Representative	None
Landlord	Battersea F/H and L/H Property Co Ltd
Landlord's Address	Hamways Ltd, 104 Station Road East, Oxted, Surrey, RH8 0QB
Landlord's Representative	Hamways
Date of Application	
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	R Waterhouse FRICS A Onigbode
Date of Decision	21 September 2026
Rent Determined	£930.00 per calendar month
Date of Valuation	3 March 2026
Date the new rent takes effect	3 March 2026

REASONS FOR THE DECISION

Background

1. On 26 January 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £995.00 per calendar month(pcm) in place of the existing rent of £930.00 pcm to take effect from 3 March 2026.
2. On 30 March 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 5 October 2012. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. The tenancy is an assured tenancy by succession. The terms of the assured tenancy save for rent form part of the assured tenancy.
5. The Tribunal takes note of the application form, [32/110] that internal and external repairs are the responsibility of the Landlord. Internal decoration the responsibility of the Tenant.

Liability for Council Tax

6. The Tenant is responsible for the payment of Council Tax and Utilities in respect of the Property.

Hearing

7. A hearing was held on 21 September 2026. Neither party attended.

The Property and inspection

8. The Tribunal carried out an inspection of the Property on 21 September 2026 in the presence of the Tenant, the Landlord was notified of the inspection but did not attend.
9. The property is a detached bungalow, build around 1930s. The property is inside unimproved 1930s/1940s comprising living room, two bedrooms, kitchen and

bathroom. The only alterations are the WC which is 1960s and the wiring which is perhaps 2000s. The wiring is limited.

10. The property has very significant road noise from the A40 at the end of the garden. Heating is via two gas fires.

Evidence

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

The Tenant

12. The Tenant made the following comments:
 - a) The Tenant confirmed they were an assured Tenant by succession.

The Landlord

13. The Landlord made the following comments:
 - a) The Landlord confirmed through the; Landlord's reply form for market rent decision, the physical condition and specification, including secondary glazing in places.

Determination and Valuation

14. 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.
15. The Landlord submitted this was the only property of its kind in the vicinity. The Tribunal concurs that the property is relatively unique in size, nature and condition.
16. Relying on its own expertise and general knowledge of rental values in the area, the Tribunal considers that the market rent of the subject Property modernised and in good order would be in the order of £ 2300 pcm.

17. The property however suffers from being immediately adjacent to the A40. During the inspection the noise of the road was considerable. For this the Tribunal deducts 10% that is £230.00 pcm giving £2070.00 pcm .
18. The Tribunal then makes adjustments for specification, condition and responsibility of the Tenant for internal decorations. The deduction is 55% of £2070.00
19. This results in a net rent of £931.40 pcm say £930.00 pcm.

Open-Market Rent

£ 930.00 pcm

Decision

20. The Tribunal determines the new rent amount at £930.00 pcm with effect from 3 March 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 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.