

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AJ/MNR/2026/0482
Property	75 Ruislip Road, Ground Floor Flat, Greenford UB6 9QF
Tenant	Feroz Siddiqui
Tenant's Representative	None
Landlord	Mrs Elizabeth Cheatley
Landlord's Address	51 Dunstan's Avenue, Acton, W3 6QD
Landlord's Representative	None
Date of Application	4 June 2026
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	£1200.00 per calendar month
Date of Valuation	6 June 2026
Date the new rent takes effect	6 June 2026

REASONS FOR THE DECISION

Background

1. On 21 April 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1500.00 per calendar month(pcm) in place of the existing rent of £900.00 pcm to take effect from 6 June 2026.
2. On 4 June 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 18 March 2024. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. The Tribunal has not been furnished with a full copy of the tenancy agreement. In the absence of which the Tribunal relies on the Statutory position that the Landlord is responsible for repairs as set out in as per section 11 of the Landlord and Tenant Act 1985.

Liability for Council Tax and Utilities

5. The Tribunal has not been furnished with a full copy of the tenancy agreement. In the absence of which the Tribunal relies on the market norm that neither party has made any representations, that the Tenant is responsible for both.

Hearing

6. Neither party requested an oral hearing. The Tribunal has considered this case on the basis of an inspection, the papers provided by the parties and its own knowledge and specialist expertise.

The Property and inspection

7. The Tribunal carried out an inspection of the Property on 21 September 2026 in the presence of the Tenant, the Landlord was notified and attended with the managing agent.
8. The property is a converted 1930s semi-detached house, in a road of similar properties. The flat is a ground floor flat comprising living room with integral

kitchen, bathroom, large double bedroom, and smaller single bedroom. This property has the benefit of return frontage to side road, providing off road parking, and a good-sized rear garden, within which is a metal shed. There is a front garden also. There is said to be a rodent issue. This is evidenced by a photograph [19/63]. There is also an asbestos garage which is retained by the Landlord.

9. The property is of solid wall construction.
10. The property has double glazing and central heating. The front room used as a bedroom, has signs of condensation, paint peeling and associated mould.
11. There is a bathroom, which contains a bath, WC and basin has damaged tiles around the bath. The bathroom is extremely dated. There is an extractor. The room has signs of condensation, and associated mould.
12. There is a living room/ kitchen. The external wall of the kitchen particularly has signs of mould. The wallpaper is peeling off, the room has signs of condensation, and associated mould.
13. There is a small room at the rear used for storage and office, this has only minor evidence of condensation and associated mould.
14. The hallway has damaged laminate flooring [23/63].

Evidence

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

The Tenant

16. The Tenant made the following comments:
 - a) The Tenant has indicated they would be prepared to agreed £1200 pcm. [6/63].
17. The Tenant did not provide comparable rental evidence.

The Landlord

18. The Landlord made the following comments:

- a) The Landlord stated they rented a one-bedroom flat upstairs for £1500pcm.
- b) The Landlord says that the proposed rent is below that of a two-bedroom flat in the area, and that the flat is in a prime location, being near the high street, schools and bus route.

Determination and Valuation

- 19. 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.
- 20. The only comparable the tribunal has been presented with is the letting of the upstairs one bedroom flat. The condition of which is not known. This was said to be let at £1500.00 pcm. Without further details the tribunal cannot place significant weight on this.
- 21. Relying on its own expertise and general knowledge of rental values in the area, and the comparables, the Tribunal considers that the market rent of the subject Property modernised and in good order would be in the order of £1650pcm if the property were not on the ground floor and had two double bedrooms.
- 22. The property is on the ground floor and has a double and a single bedroom.
- 23. The tribunal determines that if the subject property were in good condition, then it would attract a rent of £1400 pcm.
- 24. From this the tribunal makes a £200 pcm deduction to reflect condition, as described above.
- 25. This produces a rent of £1200.00 pcm.

Open-Market Rent

£ 1200.00 pcm

Decision

26. The Tenant has made an application for undue hardship. The Tribunal has considered the submission in this respect [7/63]. For undue hardship to be proven the Tribunal requires copies of relevant documentation that would support the application, these have not been provided.
27. The Tribunal determines the new rent of £1200.00pcm with effect from the date of the Notice that is 6 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 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.

