FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00AJ/MRA/2026/0142**
Property	**:**	**Flat 4, 58 Hanger Lane** **London W5 2JH**
Applicant	**:**	**Stiyn Ortega Coppin** **Milan Merai (Tenants)**
Representative	**:**	**None**
Respondent	**:**	**BBCC Hanger Ltd. (Landlord)**
Representative	**:**	**Fraser Allen Residential Ltd. (Agent)**
Date of Application	**:**	**19 July 2026**
Type of Application	**:**	**Determination of a Market Rent sections 13 &14 Housing Act 1988**
Tribunal Members	**:**	**N. Martindale FRICS** **A. Onigbode**
Date of Decision	**:**	**16 October 2026**
Rent Determined	**:**	**£2200 per calendar month**
Date of new rent start	**:**	**1 November 2026**

REASONS FOR DECISION

Background

1 A landlord's notice dated 25 May 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £2350 per calendar month in place of a passing rent of £2050 pcm with effect from 1 August 2026.

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2 At a date, prior to the effective date, under S.13(4)(a) Housing Act 1988 the tenant referred the landlord's notice proposing a new rent, to the Tribunal for determination.

3 The assured tenancy is now periodic calendar monthly.

Allocation of Repairs between Landlord and Tenant

4 As per S.11 Landlord and tenant Act 1985.

Landlord's Service Charges and Furniture provided and costs.

5 Furniture included: None. There were floor coverings and white goods.

Liability for Council Tax

6 Tenant.

Other relevant terms of tenancy

7 None

Inspection and Hearing

8 An inspection is not routinely carried out. The Tribunal is content that it has sufficient information on the Property, its condition and on comparables, from a combination of the written and any photographic representations received and from its own knowledge and specialist expertise.

Property

9 There was no inspection. The Property is a first floor flat by conversion said to be of about 57m2 in area. The Property has two bedrooms, living room, kitchen, bathroom wc. It is part of an original Edwardian large detached family home, apparently on 3 levels originally (the Building) within which the Property is located. Access is from the small front garden and yard. It has a small private rear yard accessible from the back of the Property.

10 The Building is one of several large former family homes from the early C20th located on the very busy Hanger Lane Red Route, forming part of the unimproved North Circular Road. The road consists of very similar houses among an established residential and tertiary retail area a little to the south. There are on street parking restrictions to side roads and it appears no off street parking at the Building that is let with the Property. (Google Streetview July 2025).

11 The Building is of traditional brick fair faced external appearance. The main roof over the Building appears to be double pitched hipped and tiled. The street boundary is the open back edge of the pavement to

what appears to be a small service road located behind the North Circular Road. The Building seems to be in good order. Windows appear to be double glazed timber in the Property. There is gas fired central space and water heating.

Evidence

12 The Tribunal received completed Forms MR1 and MR3 from the tenant along with about 14 photographs mainly of the interior and of a series of minor items of disrepair and/ or of poor finishes. Form MR2 from the landlord was also received. The Tribunal is grateful for such information as was provided by one or both of the parties.

Tenant

13 The tenant did not contest the form or content of the landlords S.13 Notice but, did contest the new rent. The tenant felt that the rent should stay at £2050 pcm. The tenant maintained that the rent had been fixed for the term running from 28 May 2025 to 19 May 2027. The Property was in fair to good condition but there were longstanding minor disrepair to finishes, from damp and mould which appeared to be from the Building rather than any particular use by the tenants.

14 The tenant contested the comparables of the landlord suggesting that some may not have completed at the full asking rents. They took the view that the local range of converted flats in neighbouring roads ranged in rental value from £1800 to £2250 pcm citing around 7No. that had largely completed at marginally lower figures than those sought here by the landlord. Those properties available around June 2026 that they referenced included 2 bedroom flats at: 1. The Grove W5 at £1700 pcm. 2. Queens Walk W5 at £1800 pcm. 3. Victoria Court, Kingsbridge Walk W3 at £1850 pcm. 4. Houlton Road W5 2 bed 2 bathrooms. at £2000 pcm. 5. Dene Court Mount Avenue W5 £2100 pcm. 6. Grange Park W5, at £2100 pcm. 7. Hanger Lane W5 at £2250 pcm.

15 The tenant included copies of 2No. FtT Property Chamber Decisions on Fair Rents arising under the Rent Act 1977 on other flats nearby. These Decisions were for: Case LON/00AJ/F77/2024/0036 published 1 December 2025 and for: Case LON/00AJ/F77/2024/0665 published 9 December 2024.

Landlord

16 The Tribunal received Form MR2. They provided basic details on a number of local properties to let, including some to let at the same Building. They cited 4No. rents said to be from other converted larger older houses nearby also in Hanger Lane, also owned by the landlord, including: 1. Flat 3 at No.58 Hanger Lane, let June 2026 for £2250 pcm with 59m2, very similar to the Property. 2. Flat 8 at No.60, let July 2026 for £2350 pcm with 56m2. 3. Flat 7 at No.56 Hanger Lane,

let July 2026 for £2350 pcm with 58m2. 4. Flat 4 at No.60, to let September 2026 for £2350 pcm with 52m2. The landlord concluded that while there was a range in rents that range from £2200 to £2500 including some on Hanger Lane itself and within the Building or adjacent nearby.

Law

17 In accordance with the terms of S.14 of the Act we are required to determine the rent at which we consider the property might reasonably be expected to let in the open market, by a willing landlord, under an assured tenancy, on the same terms as the actual tenancy; ignoring any increase in value attributable to tenant's improvements and any decrease in value due to the tenant's failure to comply with any terms of the tenancy. Thus the Property falls to be valued as it stands; but assuming that the Property to be in a reasonable internal decorative condition.

Validity

18 The tenant did not query the validity of the Notice.

Valuation

19 The Tribunal found the provision by the tenants of other Tribunal decisions unhelpful, particularly as they each concerned determination of a Fair Rent, not a Market Rent, which is on a different statutory basis. These decisions are of no assistance to the Tribunal.

20 From the Tribunal's own general knowledge of market rent levels in LB Ealing for a Property of this type, it determines that the subject Property would let on normal Assured Periodic Tenancy (APT) terms, for £2,250 pcm, fully fitted and in good order. This is the rent we would expect the Property to let for in the open market if it was in the same condition as comparable properties, including landlord's white goods and carpets in the Property and communal areas.

21 The Property had experienced only very minor defects. It was within a Building located right on Hanger Lane, a Red Route and part of the unimproved and very busy North Circular Road but the comparable properties were in an identical location. The Tribunal makes no deduction but, determines the new market rent at £2200 pcm.

Undue Hardship

22 Allowance for hardship from this increase in the rent was not sought by the tenant in their application but there were no substantive documents. No change to the effective date of the new rent is made by the Tribunal.

Decision and effective start date

23 The starting date of the new rent of £2200 pcm inclusive to be levied is from and including 1 November 2026.

24 **Although the landlord is not obliged to charge this rent and may charge a significantly lower rent as a result of their own choice, policy, or governmental regulation; they may not charge more than this figure.**

Chairman N Martindale FRICS Date 16 October 2026

Rights of appeal

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the tribunal is required to notify the parties about any right of appeal they may have.

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 decision to the person making the application (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rule 2013).

If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not complying with the 28 day time limit; the tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

The application for permission to appeal must identify the decision of the tribunal to which it relates (i.e., give the date, the property, and the case number), state the grounds of appeal and state the result the party making the application is seeking.

If the tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).