FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	:	LON/00AQ/MRA/2026/0217
Property	:	2A Hampden Road Harrow HA3 5PW
Applicant	:	Amin Haroon Mehreen Saleem (Tenants)
Representative	:	None
Respondent	:	Alka Gami Ravjo Gami (Landlords)
Representative	:	Infinity Property Solutions Ltd. (Agent)
Date of Application	:	31 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	:	30 October 2026
Rent Determined	:	£2300 per calendar month
Date of new rent start	:	1 November 2026

REASONS FOR DECISION

Background

1 A landlord's notice FORM 4A, dated 31 May 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £2300 per calendar month in replacing a passing rent of £2125 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 No furniture included. Landlord's white goods and a variety of other fixed floor finishes and coverings assumed.

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 1920's end terrace two storey house with white painted rendered walls to front and side elevations. The roof is hipped double pitched tiled, with a double pitched sub roof over the front two storey bay. Externally it appears in fair to good condition. There is double glazing to windows. There is assumed to be full gas fired water and space heating.

10 Accommodation on the ground floor is living room, kitchen, wc and to first floor, 3 bedrooms bathroom/wc. There is a small rear garden/ yard with a side access to the public road and off road parking to the front yard for more than one car behind a low brick boundary wall. There is a rear garden and garden shed.

11 The Property is in an established residential road and estate in LB Harrow, among other houses mainly of the 1920's in short terraces and pairs. Most appear to remain as houses rather than having been subdivided into flats. (Google Streetview 2016).

Evidence

12 The Tribunal received completed Form MR1 of 31 July 2026 from the tenant, with the landlord's notice in Form 4a. Later the reply Form MR2 came from the landlord. Both documents providing some additional background to the Property and the letting. The Tribunal is grateful for such information as was provided by one or both of the parties. There was no hearing.

Tenant

13 The tenant did not contest the form and/or content of the landlord's S.13 Notice but did contest the new rent. The tenant felt that the rent should stay at £2125 pcm.

14 The tenants included a dozen or so photographs, mainly of the interior of the Property. They reported some minor items of disrepair in particular the double glazing units – leaks to seals and units. They appeared to be of the 'first generation' type.

15 The tenants did not refer to any of their own comparables. They felt that the landlord's evidence though indicative of higher values than the tenant contended for, considered them to be of a better quality.

Landlord

16 The landlord's agent, through the Zoopla Pro Comparables Report provided to the Tribunal, referred to properties, mainly 1920's terraced and semi-detached homes, let and to let in the first part of 2026. They considered these supported a modest increase to £2300 pcm.

17 They provided brief details of Properties mainly from nearby roads in what is a large residential 1920's housing estate largely developed as terraced and semi-detached houses including: 1. Carmelite Road £2350 pcm 3 bed mid terrace. 2. Toorack Road £2300 pcm (though including shared space to a remaining floor with another tenant). 3. Wickham Road £2400 pcm 3 bed mid terrace – let. 4. Hampton Road £2400 pcm 3 bed semi-detached (same road as Property) – let. 5. Long Elmes £2500 pcm 3 bed mid terraced – let. 6. Weighton Road £2400 pcm 3 bed semi detached – let.

Law

18 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.

Valuation

19 From the Tribunal's own general knowledge of market rent levels in LB Harrow and having regard to the landlord's comparables, for a Property of this type and location, it determines that the subject Property would let on normal Assured Periodic Tenancy (APT) terms, for £2400 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 floor coverings.

20 The Tribunal noted that the Property had experienced failures in several of 'first generation' double glazed window frames and units, causing heat loss and some discomfort to tenants. The Tribunal found that this deficiency though small might be expected to worsen with time and would have a small effect on the rental value, an end allowance of £100 pcm on the initial rental figure. The Tribunal determines the new market rent at £2300 pcm therefore.

Undue Hardship

21 At most, the start date for the new rent could be delayed by a Tribunal to the next rental period after up to 2 months delay, if undue hardship were sought and shown by the tenant. The appliance of an allowance for 'undue hardship' does not affect the market rent level itself however. Allowance for hardship from this increase in the rent was not sought by the tenant in their application. No change to the effective date of the new rent is made by the Tribunal.

Decision and effective start date

22 The new rent of £2300 pcm is to be levied from and including the start date of the next rent period falling due, which is 1 November 2026.

23 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. Otherwise any further reduction in this figure on what is levied, is a matter between the parties, only.

Chairman N Martindale FRICS Date 30 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).