FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00AQ/MRA/2026/0271**
Property	**:**	**Flat 1, Rooks Corner Roxeth Green Ave Harrow HA2 0GP**
Applicant	**:**	**Ka Wai Ko Mei Lan Leong (Tenants)**
Representative	**:**	**None**
Respondent	**:**	**Peara Solaiman (Landlord)**
Representative	**:**	**Ellis & Co. (Agent)**
Date of Application	**:**	**7 August 2026**
Type of Application	**:**	**Determination of a Market Rent sections 13 &14 Housing Act 1988**
Tribunal Members	**:**	**Martindale FRICS Dhanani**
Date of Decision	**:**	**4 November 2026**
Rent Determined	**:**	**£1800 per calendar month**
Date of new rent start	**:**	**8 November 2026**

REASONS FOR DECISION

Background

1 A landlord's notice, dated 30 July 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £1800 per calendar month replacing a passing rent of £1750 pcm, with effect from 8 October 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 before the start date.

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 There was no furniture or services or service charges. Landlord's provisions of White goods and floor finishes is 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. There was no oral hearing.

Property

9 There was no inspection. The Property consists of a first floor flat in a purpose built wholly residential low rise 3 storey block (the Building), dating from the 2000's. The Building is of brick facing, with a low rise/ flat roof. The exterior appears to be in good condition, some flats have balconies. There is a communal internal hallway shared with the other flats in the Building and allocated parking.

10 The Property appears to have a living room, 2 bedrooms, bathroom/wc, kitchen and small balcony. Floor area is 593ft2. There are on street parking restrictions and about 10 minutes walk to the Tube station. It adjoins railway lines, commercial units in rail arches and an MOT vehicle repair bay across the road. There are 1930's semi detached houses nearby, but largely not subdivided into flats. (Google Streetview Oct 2025).

Evidence

11 The Tribunal received completed Form MR1 of 7 August 2026, with the landlord's notice and a follow up MR3. Form MR2 was received from the landlord by the Tribunal. The Tribunal is grateful for such information in the Forms with attachments as were provided by one or both of the parties.

Tenant

12 The tenant did not contest the form or content of the landlord's Notice but, did contest the new rent and felt it should be £1750 pcm. The rent had been fixed until 2027 as part of the original lease deal, however that was terminated by the Renters Rights Act 2025 on 1 May 2026 allowing an additional rent review.

13 The tenant made no particular representations about the Property or its condition, other than to works apparently completed before the tenancy began. They did they refer to other similar flats nearby that were available to rent, or recently let. These included those in Bridge Court, a recent medium height, much larger block adjacent and also overlooking the railway lines and arches. Flat 1, 732ft2 2 bedrooms 2 bathrooms let at £1850 pcm. Flat 3, 764ft2 2 bedrooms 2 bathrooms let at £1800 pcm. The tenant referred a converted 2 bedroom, 1 bath, maisonette, 600ft2, from a 1930's semi-detached house, at £1750pcm.

14 The landlord had also referred to Krissh Court, much nearer the Tube station which the tenant distinguished on account its greater travel convenience. The tenants concluded that local flats let at between £1550 to £1900 pcm depending on condition size, bathroom number and particularly on location in relation to South Harrow Tube Station.

Landlord

15 The landlord appeared to refer to many of the same comparables as the tenant. The bundle was far from clear in establishing which party had introduced the materials. The landlord preferred the Krissh House comparable of 495 ft2 let at £1900pcm right by the Tube station. Most of the flats to which they referred, appeared to have 2 bathrooms.

16 The landlord produced a great deal of fine analysis to help support their increase of some 2.9% of the passing rent, £50pcm. The landlord saw the range of values of flats mostly in modern blocks around 700ft2, between £1850 and £1950 pcm, for flats with 2 bedrooms and 2 bathrooms.

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 question the validity of the landlord's notice.

Valuation

19 This rent review opportunity only arose from the effects of the Renters Rights Act 2025 which removed the prior fixed rent agreement. The amount of effort involved in seeking to raise the rent by some 2.9% or £50 pcm is addressed by the Tribunal's proportionate.

20 From the Tribunal's own general knowledge of market rent levels in the LB Harrow, for a Property of this type and location, it determines that the subject Property would let on normal Assured Periodic Tenancy (APT) terms, for £1800 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.

21 The Tribunal found no particular shortcomings at the Property sufficient to reduce the rental value by way of end allowance. The Tribunal determines the new market rent at £1800 pcm.

Undue Hardship

22 Where undue hardship had been sought, the start date for the new rent could be delayed by a Tribunal by up to 2 months, effective from the beginning of the next rent period following. The Tribunal cannot reduce the market rent level itself. 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

23 The new rent of £1800 pcm is to be levied from the next rent date after the date of this decision, which will be 8 November 2026. **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 4 November 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).