

FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**CAM/38UE/MRA/2026/0020**
Property	**30e Westminster Way, Oxford, OX2 0LW**
Tenants	**(1) Kamel Madi** **(2) Hanenne Madi**
Landlord	**GMD Properties (Oxford) Ltd**
Landlord's Address	**78 Cumnor Road, Boars Hill, Oxford, OX1 5JP**
Landlord's Representative	**Thomas Merrifield Oxford**
Date of Application	**6 July 2026**
Type of Application	**Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Mr D Cotterell FRICS** **Ms. S Johnson**
Date of Decision	**29 October 2026**
Rent Determined	**£1,550.00 per calendar month**
Date of Valuation	**1 September 2026**
Date the new rent takes effect	**1 November 2026**

REASONS FOR THE DECISION

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Background

1. On 7 June 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1,600.00 per calendar month(pcm) in place of the existing rent of £1,500.00 pcm to take effect from 1 September 2026.

2. On 6 July 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 3 August 2025. The rental period is monthly from the first day of each month.

Allocation of Repairs between Landlord and Tenant.

4. As per section 11 of the Landlord and Tenant Act 1985.

Services Charges or furniture provided by Landlord (other than carpets and curtain and white goods specified below) and the costs relating to the same.

5. None.

Liability for Council Tax

6. The Tenants are responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Hearing

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

The Property

8. The Property is a first-floor flat forming part of a modern block, and comprises a living room shared with the kitchen, 2 bedrooms (one with a balcony), and 2 bathrooms. The Property includes a washing machine, fridge-freezer, gas cooker/oven; in addition, a gas central heating system, double-glazed windows and laminate flooring.

9. In addition, there is an outdoor allocated parking space, and a communal garden. The Property is situated in in a predominantly residential neighbourhood adjacent the A34 at Botley to the west of Oxford.

Evidence

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

The Tenant

11. The Tenant made the following comments:

    a) The proposed rent is broadly in line with local market rents, however, the property has long-standing defects that have significantly affected its condition, comfort, energy efficiency, and security throughout the tenancy.
    b) Most seriously the balcony door, which has suffered from a structural defect for more than 13 years: it is warped and leaves substantial gaps around the frame, causing persistent draughts, heat loss, and higher heating costs. The problem has recently worsened, and the door can no longer be locked properly, creating a serious security risk.
    c) Two appliances have reached the end of their useful lives: the freezer suffers from rapid ice build-up despite regular maintenance and is beyond its expected lifespan, making replacement with a modern energy-efficient model necessary. The washing machine is also in poor condition.

12. The Tenant did not provide comparable rental evidence.

The Landlord

13. The Landlord made the following comments in its MR2:

    a) The landlord submits that the rent proposed a fair and reasonable open market rent,
    b) It states that they have acted promptly to address legitimate maintenance issues. The fridge freezer and washing machine have been replaced, while the balcony door is to be inspected and adjusted or replaced if necessary. An inspection of the decorative condition of the property is also being arranged, with any appropriate works to follow.
    c) The remaining issues raised by the tenant, it claims, are not relevant to determining the property's open market rental value. They note that the second bathroom remains fully functional and has always existed in its current condition. They also point out that the property was never advertised or let with a dishwasher, and therefore its absence should not affect the rent assessment.
    d) It claims it has complied with all repairing obligations and routine maintenance concerns should not prevent the rent reflecting the property's true market value and that the proposed rent remains below that being achieved by comparable two-bedroom properties in the area and has been set at a conservative level, taking account of the tenants' long occupation while still reflecting the current market.

14. The following comparables were provided by the Landlord, with rents achieved / [advertised]:

30g Westminster Way, OX2 0LW	2 beds 2 baths	£1,650	July 2025
28j Westminster way, OX2 0LW	2 beds 1 bath	£1,600	February 2026
28b Westminster Way, OX2 0LW	1 bed 1 bath	£1,500	May 2026
28e Westminster Way, OX2 0LW	1 bed 1 bath	£1,500	June 2026
32 Riverside Ct, OX2 0FL	1 bed 1 bath	£1,550	March 2026
5, 66, Cumnor Hill , OX2 9HB	2 beds 2 baths	£1,800	July 2026
4, Scholar Corner OX2 9JB	2 beds 2 baths	£1,800	June 2026
West Way, Botley,	2 beds 2 baths	[£1,660]	May 2026
Nursery Close, Botley, Oxford	2 beds 2 baths	[£1,700]	July 2026
Yarnells Hill, North Hinksey	2 beds 1 bath	[£1,800]	July 2026

Determination and Valuation

15. 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.

16. Relying on its own expertise and general knowledge of rental values in the area, and the comparables provided by the Landlord, the Tribunal considers that the market rent of the subject Property modernised and in good order would be in the order of £ 1,600.00 pcm. This is the rent we would expect the property to let for in the open market at the valuation date and if it was in the same general condition as the comparable properties including having white goods provided by the landlord.

17. The Tribunal accepts the Tenant's evidence that at the valuation date the balcony door was defective, causing draughts and reducing amenity. The Tribunal is satisfied that a prospective tenant would take this defect into account when negotiating a rent. The Tribunal makes no further adjustment in respect of the washing machine or fridge-freezer, having regard to the Landlord's evidence that both items had been replaced. However, the remainder of the Property is a modern two-bedroom flat with two bathrooms, parking and communal garden facilities. The Tribunal therefore considers that an adjustment of £50 pcm appropriately reflects the effect of the balcony door defect on the open market rental value.

18. From this level of rent, the Tribunal has made adjustments in relation to the following:

    a) Disrepair to balcony door

The full valuation is shown below:

Starting Rent	£ 1,600.00 pcm
Less	
a) Items given under a) above	£ 50.00
Open-Market Rent	**£** 1,550.00 **pcm**

Decision

19. The Tribunal determines the new rent amount at £ 1,550.00 per calendar month with effect from 1 November 2026 which is the beginning of the first new period of the tenancy which begins on or after the date of the determination.

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.