	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**LON/00AS/MRA/2026/0218**
Property	**15 Sullivan Crescent, Uxbridge, Greater London, UB9 6NL**
Tenant	**Ali Benayad**
Tenant's Representative	**None**
Landlord	**Nabil Aakbani**
Landlord's Address	**112 Cromer Road, Norwich, NR6 6XN**
Landlord's Representative	**None**
Date of Application	**31 July 2026**
Type of Application	**Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**R Waterhouse FRICS** **K Beheshtizadeh**
Date of Decision	**26 October 2026**
Rent Determined	**£1400.00 per calendar month**
Date of Valuation	**01 August 2026**
Date the new rent takes effect	**01 November 2026**

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REASONS FOR THE DECISION

Background

1. On 22 May 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1400.00 per calendar month (pcm) in place of the existing rent of £1000.00 pcm to take effect from 01 August 2026.

2. On 31 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 10 August 2018. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. From the application form, the tenant contends the landlord is responsible for good keeping the property in repair, that the tenant is responsible for keeping the inside in good decorative condition. In the absence of contention, the Tribunal finds this to be the case.

Liability for Council Tax

5. The Tenant is responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Hearing

6. 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

7. The Tribunal did not inspect the Property.

8. The Property is a flat comprising, one bedroom, one living room, central heating and double glazing. The property is carpeted or laminate floored. There is double glazing some are said to be in poor condition.

Evidence

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

The Tenant

10. The Tenant made the following comments:

    a) The Tenant contends that £1200 pcm is as per their application form the correct rental level. In support of this the tenant in the application form notes, that they have observed comparable one-bedroom maisonettes and flats in Uxbridge being advertised at £1350 and £1500 pcm.

    b) The tenant notes the boiler in the property is around 20 years old, with recurring faults and that the storage units on site are occupied by the landlord's possessions and that overall the property is dated.

    c) The tenant noted that upon arrival they had redecorated the interior of the property.

    d) The tenant in their reply to the landlord [149/165] noted a one-bedroom flat in Norwood at £1325 pcm, a one-bedroom flat in Northwood at £1100 pcm, The tenant states that average asking rents in Harefield produce at average of £1301 pcm.

    e) The tenant did not consider the agency valuations were sufficiently independent.

The Landlord

11. The Landlord made the following comments:

    a) The Landlord disputes the tenant's account of the properties condition, storage arrangements and garden access and the chronology of repairs.

    b) The Tribunal has been provided with photographs, estate agent particulars, engineer reports, and market valuation evidence.

    c) The landlord contends the £1400 pcm is the correct level of rent.

    d) The landlord provided within their documentation 7 comparables ranging from £1400 to £1700 pcm.

Determination and Valuation

Findings

12. The parties submit conflicting submissions on whether the landlord is occupying the storage facilities of the property with the landlord's materials. The Tribunal finds in the absence of photographic supporting evidence that any landlord possessions storage at the subject premises do not impact of the overall enjoyment of the property.

13. The Tribunal has considered the photographs and found the double glazing to be present and overall functional but old. That the property conditional is reasonably but not pristine.

Analysis and valuation

14. The Tribunal has considered the comparable evidence the landlord's is supported with letting particulars and the Tribunal attributes weight to this to form a general context view of the level of rents in the vicinity. In particular the Tribunal considers the market assessment carried out by Guido Pani a local lettings agent suggesting a value of £ 1450 to £1500 pcm of considerable weight. The tenant provided rental comparables but these lacked specific details for the Tribunal to attach great weight to them.

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 Tenant, the Tribunal considers that the market rent of the subject Property modernised and in good order would be in the order of **£ 1500.00 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.

17. From this level of rent, the Tribunal has made an adjustment in relation to the following, the property was let in 2018, some 8 years ago. The Tribunal considers

that the wear and tear incurred during that time would detract from a contemporary pristine condition.

18. The Tribunal makes a deduction for this of £100 pcm giving a rent determined of £1400 pcm.

Open-Market Rent **£ 1400.00 pcm**

Decision

19. The Tenant made an application for "undue hardship". The threshold for this is high and in the absence of substantive supporting evidence the Tribunal does not find for "undue hardship".

20. The Tribunal determines the rent for the subject property to be £1400pcm with effect from 1 November 2026, which is the start of the first rent period after the date of the decision.

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.