FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00AS/MRA/2026/0305**
Property	**:**	**Flat 611 Navigation Building High Point Village Station Approach Hayes, Middx UB3 4FF**
Applicant	**:**	**Juntao Han Xiaolin Lin (Tenants)**
Representative	**:**	**(None)**
Respondent	**:**	**Gerard O'Connell (Landlord)**
Representative	**:**	**None**
Date of Application	**:**	**14 August 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	**:**	**11 November 2026**
Rent Determined	**:**	**£1650 per calendar month**
Date of new rent start	**:**	**16 November 2026**

REASONS FOR DECISION

Background

1 A landlord's notice, dated 10 June 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £1658 per calendar

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month replacing a passing rent said to be of £1550 pcm by the tenant, with effect from 16 August 2026.

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 Furniture none. Landlord's provision of floor finishes and white goods 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 hearing.

Property

9 There was no inspection. The Property consists of a sixth floor flat in a large purpose built block of flats (the Building). (Google Streetview August 2021). The surrounding areas of Hayes have been substantially redeveloped mainly for residential uses, post 2000.

10 The Building is of steel, board panel infill and double glazed sealed window openings. The Building roof appears to be flat. The exterior appears to be in good condition from photographs supplied. There are multiple levels of accommodation in the Building and many other flats. There are communal hallways, landings, stairs and lifts.

11 The Property has a living room kitchen, bedroom, bathroom/wc. Floor area reported to be 44m2.

Evidence

12 The Tribunal received completed Form MR1 of 14 August 2026, with the landlord's notice with the tenant's Form MR3 of counter representations. 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

13 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 £1550 pcm per MR1. The tenants' comparables provided showed a range of rents for other similar 1 bedroom flats ranging from £1300, through £1450 and £1550 pcm in blocks at or near Station Approach. The tenant provided details of general ONS based rent averages for 1 and 2 bedroom flats for this borough which were lower.

14 The scanned details of particular flats in the bundle from the tenant, were, other than the headline location and headline rent, illegible to the Tribunal. Weblinks were provided to further details.

15 The tenants felt that the kitchen represented an ongoing hazard following an incident much earlier in the year when a large kitchen cabinet had fallen from the wall on to one of the tenants and caused injury. The cabinet was re-secured in June 2026. There was ongoing new construction noise nearby, which was a nuisance to the tenants.

Landlord

16 The landlord referred to recent rents in the town and specifically at the Building where the Property was located. He referred to details of and rents obtained at, the Building variously for other 1 bedroom flats let at £1695 and £1750 and at the Cardinal Building, a superior location, for £1820 pcm.

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 The Tribunal does not look up web-links in representations. It for each party to ensure that details of property to let and let, is provided, summarised, analysed and applied to the Property.

20 From the Tribunal's own general knowledge of market rent levels in the London Borough of Hillingdon for a Property of this type and location, being a modern purpose built block, it determines that the subject Property would let on normal Assured Periodic Tenancy (APT) terms, for £1650 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 fallen kitchen cabinet had, at the valuation date, (this hearing), already been re-secured. The scaffolding to Navigation House was timetabled, by the estate landlords, to be completed in December 2026. The noise nuisance was otherwise insufficiently located or detailed for the Tribunal to make any end allowance to the starting rental figure. The Tribunal therefore determines the new market rent at £1650 pcm.

Undue Hardship

22 At most, 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, if undue hardship were shown by the tenant. 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. There were no supporting documents. 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 £1650 pcm is to be levied from the next rent date after the date of this decision, which will be 16 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. Otherwise any further reduction in this figure, is a matter between the parties, only.**

Chairman N Martindale FRICS Date 11 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).