	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**LON/OOBH/MDR/2026/0008**
Property	**Flat 4, 9 Selwyn Avenue, London, E4 9LP**
Tenant	**Ali Hinds**
Tenant's Representative	**None**
Landlord	**Fine Homes Estate Ltd**
Landlord's Address	**91 Fairholt Road (basement)** **London** **N16 5EP**
Landlord's Representative	**None**
Date of Application	**25 February 2026**
Type of Application	**Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**R Waterhouse FRICS** **W Gibbs**
Date of Decision	**3 November 2026**
Rent Determined	**£1000.00 per calendar month**
Date of Valuation	**27 March 2026**

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Date the new rent takes effect	**27 March 2026**

REASONS FOR THE DECISION

Background

1. On 12 February 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1000.00 per calendar month(pcm) in place of the existing rent of £650.00 pcm to take effect from 27 March 2026.

2. On 25 February 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 27 February 2022 at a commencement rent of £ 650 pcm. The rental period is monthly.

4. Directions were issued on 23 June 2026.

Allocation of Repairs between Landlord and Tenant.

5. The tenant contends, the repairs are the responsibility of the landlord, and the landlord does not contest.

Liability for Council Tax and Utilities

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

7. The tenancy agreement at para 6 Tenants Obligations (ii) states that the tenant is responsible for all the utilities. The application form states the tenant receives lighting, heating and hot water from the landlord including in the rent. The tenant pays separately for the electricity consumed by the studio flat.

Hearing

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

The Property and inspection

Preliminary Matter

9. By complete Applications and requests fir case management or other interim orders form the landlord requested that the inspection be set on a date outside 28 September and 3 October 2026 so that the landlord could attend. The inspection was set down for 3 November 2026.

10. The Tribunal carried out an inspection of the Property on 3 November 2026 in the presence of the Tenant, the Landlord was notified of the inspection and attended.

11. The Tound a two-storey Victorian terraced house that had been converted into four studio rooms. Each having a new door, the communal door was new, the internal communal area and stairs was newly carpeted and well decorated.

12. The Property is a located on the first floor comprising a food preparation area which is a worktop with a sink. Under the worktop there is an oven and fridge /freezer.

13. Beyond the food preparation area was a separate room which comprised a WC and a shower.

14. There is little circulation space beyond the double bed which is located in the studio room.

Evidence

The Tenant

15. The Tenant made no further submissions beyond that of the application and the accompanying documents. No rental evidence was provided.

The Landlord

16. The Landlord submitted no rental evidence.

17. The Landlord submitted a completed Reply Form, noting;

(i) That a hearing or inspection was not requested
(ii) That the studio flat comprised 13.8 m2 and was located on the first floor.
(iii) That central heating, double glazing, carpets, curtains and white goods are provided by the landlord

(iv) Noting that the property has been refurbished.

Determination and Valuation

18. 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.

19. Neither party submitted any comparable rental information.

20. Relying on its own expertise and general knowledge of rental values in the area, and on the basis the tenant is responsible for council tax and utilities the Tribunal determines that larger studio rooms in the vicinity with the benefit of bills included would attract rental bids of £1200 to £1300 pcm. However the Tribunal notes that the extent of the property is limited, in particular the limited circulation space around the bed. The Tribunal adjusts the level of ret for a larger room to that of the subject premises. The Tribunal determines £1000 pcm is a reasonable market value for the size , location, condition and partial provision of bills.

21. This is the rent we would expect the property to let for in the open market at the valuation date.

Open-Market Rent **£1000.00 pcm**

Decision

There has been no application for "undue hardship". In the absence of the Tribunal determines £1000 pcm from the date in the Notice which is 27 March 2026.

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.