	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**LON/00AN/MRA/2026/0201**
Property	**29 Scotts Road, London, W12 8HP**
Tenant	**Poonam Soma & Aatish Master**
Tenant's Representative	**In person**
Landlord	**Mr P O'Connor**
Landlord's Address	**C /O Willmott House, 12 Blacks Road London W6 9EU**
Landlord's Representative	**Emre Zafer, Willmotts Property Services**
Date of Application	**26 July 2026**
Type of Application	**Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Mr A Harris LLM FRICS** **Ms S Allen**
Date of Decision	**17 November 2026**
Rent Determined	**£1805.00 per calendar month**
Date of Valuation	**1 August 2026**
Date the new rent takes effect	**1 December 2026**

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REASONS FOR THE DECISION

Background

1. On 27 May 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1850.00 per calendar month(pcm) in place of the existing rent of £1735.00 pcm to take effect from 1 August 2026.

2. On 26 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 1 August 2025. The rental period is monthly on the 1st of the month.

Allocation of Repairs between Landlord and Tenant.

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

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.

8. The Property is a third floor flat offering the following accommodation:

   Property: Bedroom, kitchen, bathroom and reception room.

The Property is situated in Shepherds Bush close to shopping and transport facilities.

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 property is poorly ventilated resulting in excessive temperatures in hot weather and mould, particularly in the bathroom. The kitchen is outdated and below the standard to be expected in the market. The tenant provided photographs showing a cracked ceiling and peeling paintwork. The Tenant also referred to recurring spider infestations entering through the loft access point.

11. The Tenant provided the following comparables:

Percy Rd	£ 1,600.00	pm			
Queen Adelaide	£ 1,750.00	pm			
Pennard Mans	£ 1,750.00	pm			
Ormiston Grove	£ 1,750.00	pm			
Askew Rd	£ 1,850.00	pm	mod kit & bath		
Lime Grove	£ 1,700.00	pm	advertised 7/7/26	details supplied loft apartment	

The Landlord

12. The Landlord made the following comments:

    a) The Landlord suggested that problems with the flats had only been raised following a managing agents inspection and most of the problems are to do with lifestyle. The property is compliant.
    b) The proposed rent is reasonable and reflects rent being achieved for other one-bedroom flats in the area.

13. The following comparables were provided by the Landlord:

Melina Rd	£ 2,100.00	pm	advertised 22/5/26 unlet	T provided details	
Coningham Rd	£ 1,900.00	pm	let agreed		
St Stephens Ave	£ 1,900.00	pm	let agreed	T says beautifully presents mod kit & B	
Godolphin Rd	£ 1,825.00	pm	let agreed	T says furnished private roof terrace	
St Stephens Ave	£ 2,000.00	pm	let agreed		

Determination and Valuation

14. 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.

15. Relying on its own expertise and general knowledge of rental values in the area, and the comparables provided by the parties, the Tribunal considers that the market rent of the subject Property modernised and in good order would be in the order of £ 1900.00 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 a modern kitchen and bathroom provided by the landlord.

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

    a) The general condition of the property.

    The full valuation is shown below:

		PCM
AST Market rent		£ 1,900.00
less condition	5.0%	-£ 95.00
Open market rent		**£ 1,805.00**

Decision

17. The Tribunal determines the new rent amount at £1,805.00 per calendar month with effect from 1 December 2026 which is the beginning of the first new period of the tenancy which begins on or after the date of the determination.

Undue hardship

18. The new rent takes effect from the date which is the beginning of the first new period of the tenancy which begins on or after the date of the determination unless that would cause undue hardship to the tenant. In cases of undue hardship, the Tribunal has a discretion to fix a later starting date up to two months after it makes its determination.

19. The Tenant has asked the Tribunal to fix a later starting date in this case. The Tenant says they will be caused undue hardship because an increase would place a financial burden on the household.

20. The Landlord did not respond to the Tenant's application for postponement due to hardship.

21. The threshold for demonstrating undue hardship is high. The Tenant has produced no evidence to support their submissions. On the basis of the evidence provided, the Tribunal considers that for the increase to take effect from the date the Tribunal makes its determination would not cause undue hardship and does not fix a later starting date.

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.