



**FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference : **CHI/23UF/MNR/2024/0175**

Property : **Flat 2 Russell House
Russell Street
Stroud
Gloucestershire
GL5 3AJ**

Tenant : **Mr J Stockwell**

Representative : **None**

Landlord : **S Blair**

Representative : **Sawyers Estate Agents**

Type of Application : **Determination of a Market Rent sections
13 & 14 of the Housing Act 1988**

Tribunal Members : **Mr I R Perry FRICS
Mr S J Hodges FRICS**

Date of Objection : **2nd August 2024**

**Date of Summary
Reasons** : **8th October 2024**

DECISION

The Tribunal determines a rent of £650 per calendar month with effect from 3rd August 2024.

SUMMARY REASONS

Background

1. On 19th June 2024 the Landlord's Agent served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £650 per calendar month in place of the existing rent of £525 per calendar month to take effect from 3rd August 2024.
2. On 2nd August 2024 under Section 13(4)(a) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of a market rent

Inspection

3. The Tribunal did not inspect the property but considered this case based on the papers provided by the parties and information freely available on the internet.

Evidence

4. The Tribunal has considered the written submissions provided by the Landlord's Agent and also relies on its own expert knowledge of rental values in the area.

Determination and Valuation

5. Having consideration to the comparable evidence provided by the parties and its own expert, general knowledge of rental values in the area, the Tribunal determined that the open market rent for the property in good tenable condition would be in the region of £650 per calendar month.
6. The Tribunal finds the property to be in good and lettable condition with white goods, carpets and curtains/blinds all provided by the Landlord and no adjustments to the open market rent are applicable.
7. The Tribunal therefore determined that the rent at which the subject property might reasonably be expected to be let in the open market by a willing Landlord under the terms of this assured tenancy was £650 per month.
8. The Tenant made no representation that the starting date for the new rent specified in the Landlord's notice would cause the Tenant undue hardship.
9. Accordingly, the Tribunal directed that the new rent of £650 per month should take effect from 3rd August 2024, this being the date specified in the notice.

APPEAL PROVISIONS

These summary reasons are provided to give the parties an indication as to how the Tribunal made its decision. If either party wishes to appeal this decision, they should first make a request for full reasons and the details of how to appeal will be set out in

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the full reasons. Any request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA.