



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

**Case Reference** : **HAV/29UB/MNR/2024/0602**

**Property** : **2 Piazza Court, Street, Somerset, B16  
oGD**

**Tenant** : **Miss Rebecca Tucker**

**Landlord** : **Mr & Mrs Andy & Julia Kemp-King  
c/o Holland & Odam**

**Date of Objection** : **10 September 2024**

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

**Tribunal** : **Mr D Jagger MRICS  
Mr C Davies FRICS**

**Date of Summary  
Reasons** : **21 November 2024**

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**DECISION**

**The Tribunal determines a rent of £1,150 per calendar month with  
effect from 18 October 2024.**

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## SUMMARY REASONS

### Background

1. On the 1 August 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,150 per month in place of the existing rent of £1,100 per month to take effect from 18 October 2024.

2. The Tenant's application is dated 10 September 2024 and served 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 on the basis of the papers provided by the parties.

### Evidence

4. The Tribunal has consideration of the written submissions and photographs provided by the Tenant. Comparable evidence was provided by the tenant.

### Determination and Valuation

5. Firstly, having consideration of the parties' comparable evidence together with our own expert, general knowledge of rental values in the Street area, we consider that the open market rent for the property in its current condition would be **£1,150** per month.

6. The Tribunal have not made an adjustment in relation to condition of the property based upon the evidence provided by the Tenant.

### Decision

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 an assured tenancy governed by the relevant clause in the agreement was **£1,150** per calendar month.

8. The Tribunal directs the new rent of **£1,150** to take effect on the 18 October 2024. This being the date set out in the Landlord's Notice of Increase The Tribunal was satisfied that a starting date of that specified in the Landlord's notice would not cause the tenant undue hardship as no such evidence was provided.

## **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 the full reasons. Any subsequent application for permission to appeal should be made on Form RP PTA.