



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

**Case Reference** : **BIR/41UC/MDT/2024/0600**

**Property** : **23 Rangemore Street Burton upon Trent  
DE14 2ED**

**Tenant** : **Mark Stephen Allsop**

**Landlord** : **J & B Installations (Mr M Taylor)**

**Landlord's agents** : **Smith Partnership Solicitors**

**Date of application** : **4 October 2024**

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

**Tribunal Members** : **V Ward BSc Hons FRICS  
I.D. Humphries B.Sc.(Est.Man.)FRICS  
N Wint FRICS**

**Date of Summary  
Reasons** : **20/01/2025**

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**DECISION**

**The Tribunal determines a rent of £785.00 per calendar month with effect from 7 October 2024.**

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## **REASONS FOR THE DECISION**

### **Background**

1. On 5 September 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £790.00 per calendar month (pcm) in place of the existing rent of £400.00 pcm to take effect from 7 October 2024.
2. By an application dated 4 October 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. Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties and having regard to its own knowledge, expertise and online resources.

### **Evidence**

4. The Tribunal has consideration of the written submissions provided by the Landlord. There were no written submissions from the Tenant.
5. From the information provided and available, the subject property appears to comprise an end terraced 3-bedroom terraced house with off road parking which benefits from central heating and double glazing.
6. The Landlord provided a letter from Nicholas Humphreys Estate Agents which indicated a marketing rental of £825.00 to £850.00 pcm.
7. The Tenant did not complete a reply form but noted in their application form that they were unable to use one of the bedrooms due to damp and further that they have replaced some fence panels.

### **Determination and Valuation**

8. Having considered the comparable evidence proved by the parties and of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenantable condition would be in the region of £825.00 per calendar month. From this level of rent we have made adjustments in relation to:
  - a) Dampness of third bedroom.
  - b) Replacement of fence panels by Tenant.

9. The full valuation is shown below:

Market Rent		per month
		£825.00
<i>Less</i>		
a) Items given under a) above	£20.00	
b) Items given under b) above	<u>£20.00</u>	<u>£40.00</u>
		£785.00

### **Decision**

10. 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 was £785.00 per calendar month.
11. The Tribunal directs the new rent of £785.00 pcm to take effect on 7 October 2024. This being the date as set out in the Landlord's Notice of Increase.

**Chairman: V Ward**

**Date: 6 January 2025**

### **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 of 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.

**Notice of the Tribunal Decision and Register of Rents under Assured Periodic Tenancies (Section 14 Determination)**

Housing Act 1988 Section 14

Address of Premises

23 Rangemore Street  
Burton on Trent DE14 2ED

The Tribunal members were

V Ward BSc Hons FRICS  
I.D. Humphries B.Sc.(Est.Man.)FRICS  
N Wint FRICS

Landlord

J & B Installations/Mr M Taylor

Address

Tenant

M Allsop

1. The rent is:

£785.00

Per

Calendar month

(excluding water rates and council tax but including any amounts in paras 3)

2. The date the decision takes effect is:

7 October 2024

3. The amount included for services is not applicable

Per

4. Date assured tenancy commenced

7 April 2008

5. Length of the term or rental period

Monthly

6. Allocation of liability for repairs

Landlord and Tenant Act 1985

7. Furniture provided by landlord or superior landlord

8. Description of premises

End terraced house with 3 bedrooms

Chairman

V Ward

Date of Decision

6 January 2025