|  |  |  |
| --- | --- | --- |
|  |  | FIRST-TIER TRIBUNAL  **PROPERTY CHAMBER (RESIDENTIAL PROPERTY)** |
| **Case reference** | **:** | **CAM/26UG/MNR/2025/0653** |
| **Tenant** | **:** | **Martina Joyce** |
| **Landlord** | **:** | **Hightown Housing association** |
| **Property** | **:** | **56 Centurion Court, 83 Camp Road, St Albans, Herts, AL1 5JN** |
| **Date of Directions** | **:** | **3 April 2025** |

|  |
| --- |
| **DIRECTIONS FOR DETERMINATION OF A MARKET RENT – SECTION 13 HOUSING ACT 1988** |
|  |

**Determination:**

1. The Tribunal will seek to determine the Market Rent for the property during the **week commencing 27 May 2025** based on the written submissions by the parties. **The Tribunal do not intend to hold an oral hearing or to inspect the property but may use internet mapping applications and may make an external inspection.**
2. However, either party may request a hearing and any request should be made to the Tribunal copying the request to the other side by **30 April 2025.** This should also be noted on the reply form when completed – see directions below.
3. If either party requests an oral hearing this will be by way of a **telephone hearing**. We will write again and confirm when this will take place.

**Background:**

1. The Tenant has referred the notice proposing a new rent to the Tribunal following the service by the landlord of the notice in the prescribed form.
2. Copies of the papers received from the Tenant, our Service Standards, Guidance Notes and a reply form are attached.
3. The following Directions are made to assist the parties in presenting their case.
4. **Parties are strongly encouraged to complete the attached reply form to provide the Tribunal additional information regarding the property.**

**DIRECTIONS**

**If you are the Landlord:**

1. Please complete the attached reply form giving details of the property and any further comments you wish the Tribunal to take into consideration. Please send the proforma and any documents that you wish to rely upon to the Tribunal, with a copy to the Tenant by **24 April 2025.**  Your comments may include:

* If you wish to rely on rentals for similar properties, please provide details.
* You may wish to include photographs

You must complete the reply form when you send in your reply.

Please note if you send in any documents after this date, they are unlikely to be accepted by the Tribunal. If you wish to send in documents after this date, you must apply for permission to do so, with a copy being sent to the other party.

**If you are the Tenant:**

2. Please complete the attached reply form giving details of the property and any further comments you wish the Tribunal to take into consideration. Please send the proforma and any documents that you wish to rely upon to the Tribunal, with a copy to the Landlord by **8 May 2025.** Your comments should include:

* Any comments you may wish to make about the condition of the property or any improvements or alterations you have made and when you made them
* If you wish to rely on rentals for similar properties, please provide details.
* You may wish to include photographs

You must complete the reply form when you send in your reply.

Please note if you send in any documents after this date, they are unlikely to be accepted by the Tribunal. If you wish to send in documents after this date, you must apply for permission to do so, with a copy being sent to the other party.

**Reply by the Landlord:**

3. The Landlord may provide a provide a brief response to the points raised by the Tenant and send that response to the Tenant and provide a copy to the Tribunal by **13 May 2025.**

**Deciding the case**

4. The Tribunal will make its decision based on the documents received and will then issue a decision within 28 days of the determination date shown above.

**Whenever you send a letter or email to the Tribunal you must also send a copy to the other parties and note this on the letter or email.**

**This Order has been made by a Legal Officer. Any party affected by it is entitled to ask for it to be considered afresh by a Judge, by making an application by email to the Tribunal within 14 days after the date of the Directions.**

**Laura Lawless**

**Legal Officer**

**REPLY FORM**

|  |  |
| --- | --- |
| Reference: | **CAM/26UG/MNR/2025/0653** |
| Property Address: | **56 Centurion Court, 83 Camp Road St Albans, Herts AL1 5JN** |

Please complete and return this form by email to or by hand or post to:

First-tier Tribunal Property Chamber (Residential Property), 197 East Road, Cambridge CB1 1BA

Please send a copy to the tenant/tenant’s representative/landlord/landlord’s representative.

|  |  |  |  |
| --- | --- | --- | --- |
|  | | Yes | No |
| Do you require a tribunal hearing – this would currently be done by **telephone**? | | □ | □ |
| Have you sent a copy of this form to the tenant/tenant’s representative/landlord/landlord’s representative? | | □ | □ |
| Name address of any spokesperson or representative appointed (if applicable) |  | | |

Please provide a brief description of the property, the following headings may assist you:

**House** -

|  |  |
| --- | --- |
| Y |  |
| N |  |

If Yes, how many floors does the house have? ………………………………………………..

**Flat** -

|  |  |
| --- | --- |
| Y |  |
| N |  |

If Yes, how many floors does the flat have and on which floor is the flat situated and whether there is a lift? ………………………………………………………………………..

**Accommodation** –

If possible please indicate which rooms the property has and provide approximate size of rooms, condition of the rooms and any notable features:

|  |  |
| --- | --- |
| Living Room 1 |  |
| Living Room 2 |  |
| Kitchen |  |
| Bedroom 1 |  |
| Bedroom 2 |  |
| Bedroom 3 |  |
| Bedroom 4 |  |
| Bathroom(s) |  |
| Other |  |

**Features:**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | | Yes | No | Provided by Landlord | | Provided by Tenant | |
| Central Heating | | □ | □ | □ | | □ | |
| Double Glazing | | □ | □ | □ | | □ | |
| Carpets & Curtains | | □ | □ | □ | | □ | |
| White Goods (Cooker/Washing machine/Fridge) | | □ | □ | □ | | □ | |
|  | | | | Yes | | No |
| Garage | | | | □ | | □ |
| Off-Street Parking | | | | □ | | □ |
| Permit Parking | | | | □ | | □ |
| Private Gardens | | | | □ | | □ |
| Balcony | | | | □ | | □ |
| Communal Gardens | | | | □ | | □ |
| Other – Please provide details | | | | □ | | □ |

**Any Other Comments:**

|  |
| --- |
|  |

Signed: ……………………………………………………………………………………………………..

Print Name: …………………………………………………………………………………………………….

Landlord/Tenant (Please delete as appropriate)

Telephone Number: …………………………………………………………………………………………………….

Email address

……………………………………………………………………………………………………………..

Date: …………………………………………………………………………………………………………….