



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

Case Reference : **BIR/OOCN/MNR/2025/0625**

Property : **9 Stag Road,
Birmingham
B16 0QH**

Tenant : **Fadiya Mohammed**

Landlord : **Sukvinder Samra**

Landlord's agent :

Date of application : **8th March 2025**

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

Tribunal Members : **Mr G Freckelton FRICS
Mrs K Bentley**

Date of Decision : **2nd July 2025**

DECISION

The Tribunal determines a rent of £1,350.00 per month with effect from 2nd July 2025.

REASONS FOR THE DECISION

Background

1. On 19th January 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,500.00 per month in place of the existing rent of £1,000.00 to take effect from 18th March 2025.
2. On 8th March 2025, 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 and having regard to its own knowledge, expertise and online research.

Evidence

4. The Tribunal has considered the written submissions provided by the Tenant and the Landlord. From the information provided it appears that the subject property is a semi-detached house comprising living room, kitchen, three bedrooms and three bathrooms (one en-suite). The property has central heating and is double glazed. There are gardens and a garage.
5. The tenant submits that they have changed the living room carpets from carpets to laminate and replaced the upstairs landing carpets. They have re-tiled the bathroom and carried out works to the garden including shelving to the garage. They have paid for furniture and white goods.
6. The Landlord submits that the property is a new-build and that changes carried out by the Tenant are without the Landlord's consent. Any repairs have been undertaken promptly and previous rent increases have been in line with market conditions.

Determination and Valuation

7. Having considered the comparable evidence proved by the parties and of our own expert, 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 £1,450.00 per month. From this level of rent we have made adjustments in relation to:
 - a) *White goods fitted by the Tenant.*
 - b) *Tenant decorating liability*

8. The full valuation is shown below:

Market Rent		£1,450.00 per month
<u>Less</u>		
a) Items given under a) above	£28.00	
b) Decorating liability @ 5% say	£72.00	
	<u>£100.00</u>	
		£100.00
	Say	£1,350.00

Decision

9. 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 £1,350.00 per month with effect from 2nd July 2025.

Hardship

9. The Tenant raises hardship in their submissions and accordingly, the Tribunal directs the new rent of £1,350.00 per month is to take effect from 2nd July 2025, rather than the date set out in the Landlord's Notice of Increase.

Chairman: G S Freckelton FRICS

Date: 2nd July 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

9 Stag Road
Birmingham
B16 0QH

The Tribunal members were

Mr G S Freckelton FRICS
Mrs K Bentley

Landlord

Sukvinder Samra

Address

82 Rotten Park Road
Birmingham
B16 0LH

Tenant

Fadiya Mohammed

1. The rent is: £1,350.00 Per Month (excluding water rates and council tax but including any amounts in paras 3)

2. The date the decision takes effect is: 2nd July 2025

3. The amount included for services is/is not applicable

N/A

Per

4. Date assured tenancy commenced

18/03/2024

5. Length of the term or rental period

12 Months

6. Allocation of liability for repairs

Landlord and Tenant Act 1985

7. Furniture provided by landlord or superior landlord

None

8. Description of premises

A semi-detached house comprising 1 living room, kitchen, three bedrooms, 3 bathrooms (1 en-suite). Double glazing. Gas central heating. Gargens and garage.

Chairman

G S Freckelton
FRICS

Date of Decision

2nd July 2025