



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

Case Reference	:	HAV/18UC/MNR/2025/0626
Property	:	Flat 4 34 Raleigh Road Exeter Devon EX1 1TX
Applicant Tenant	:	Mr J Brydges
Representative	:	None
Respondent Landlords	:	Mr P Stratton c/o Exeter Property
Representative	:	None
Type of Application	:	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	:	Mr I R Perry FRICS Mr M C Woodrow MRICS Judge Clark
Date of Application	:	5th February 2025
Date of Decision	:	3rd April 2025

DECISION

The Tribunal determines a rent of £840 per calendar month with effect from 7th February 2025.

SUMMARY REASONS

Background

1. On 28th December 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £865 per month in place of the existing rent of £795 per month to take effect from 7th February 2025.
2. On 5th February 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. This was received on 6th February 2025.

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 application and submissions provided by the Tenant and the Landlord.

Determination and Valuation

5. Having given consideration to the comparable evidence provided by the parties, and of its own expert general knowledge of rental values in the area, the Tribunal determines that the open market rent for the property in good tenable condition, including disrepair to the common parts, would be £840 per calendar month.
6. The Tribunal therefore decided 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 £840 per month.
7. 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.
8. Accordingly, the Tribunal directed that the new rent of £840 per month should take effect from 7th February 2025 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 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.