



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

<b>Case Reference</b>	<b>:</b>	<b>HAV/00HX/MNR/2025/0659</b>
<b>Property</b>	<b>:</b>	<b>Flat 5 Millgrove House 9 Delft Crescent Swindon Wiltshire SN25 2LU</b>
<b>Applicant Tenant</b>	<b>:</b>	<b>Mr I Jagne</b>
<b>Representative</b>	<b>:</b>	<b>None</b>
<b>Respondent Landlord</b>	<b>:</b>	<b>Places for People Homes</b>
<b>Representative</b>	<b>:</b>	<b>None</b>
<b>Type of Application</b>	<b>:</b>	<b>Determination of a Market Rent sections 13 &amp; 14 of the Housing Act 1988</b>
<b>Tribunal Members</b>	<b>:</b>	<b>Mr I R Perry FRICS Mr M J F Donaldson FRICS</b>
<b>Date of Application</b>	<b>:</b>	<b>28<sup>th</sup> February 2025</b>
<b>Date of Decision</b>	<b>:</b>	<b>16<sup>th</sup> May 2025</b>

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**DECISION**

**The Tribunal determines a rent of £1,000 per calendar month with effect from 1<sup>st</sup> April 2025. The Landlord is a Social Housing Provider and is not obliged to charge this full market rent.**

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## SUMMARY REASONS

### Background

1. On 18<sup>th</sup> February 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £622.23 per month in place of the existing rent of £605.87 per month to take effect from 1<sup>st</sup> April 2025.
2. On 28<sup>th</sup> 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. The Tenant's referral was received by the Tribunal on 31<sup>st</sup> March 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 submissions provided by the Tenant and the Landlord

### Determination and Valuation

5. Having given consideration to the comparable evidence provided by the parties and its own expert, general knowledge of rental values in the area, the Tribunal determines that the open market rent for the property in good tenantable condition, with the Tenant providing curtains, would be £1,000 per calendar month.
6. Such a tenancy would normally include white goods, carpets and associated fittings to all be provided by the Landlord.
7. 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 is £1,000 per month.
8. 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.
9. Accordingly, the Tribunal directed that the new rent of £1,000 per month should take effect from 1<sup>st</sup> April 2025, this being the date specified in the notice.
10. The Tribunal noted that this market rent is greater than the rent proposed by the Landlord, a provider of Social Housing. **The Landlord is not obliged to charge this full market rent.**

**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.