



FIRST - TIER TRIBUNAL  
PROPERTY CHAMBER  
(RESIDENTIAL PROPERTY)

Case Reference : BIR/00CN/MNR/2025/0618

Property : 43 Glenpark Road  
Birmingham  
B8 3QH

Tenant : Zeeshan Munawar Begum

Landlord : Blackstone Property Group Ltd

Date of application : 12<sup>th</sup> February 2025

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

Tribunal Members : Mr G S Freckelton FRICS  
Mrs K Bentley

Date of Decision : 17<sup>th</sup> July 2025

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DECISION

The Tribunal determines a rent of £1,200.00 per month  
with effect from 15<sup>th</sup> March 2025.

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## REASONS FOR THE DECISION

### Background

1. On 20<sup>th</sup> January 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,200.00 per month in place of the existing rent of £950.00 to take effect from 15<sup>th</sup> March 2025.
2. On 12<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.

### 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 Landlord.
5. From the information provided it appears that the property comprises of a semi-detached house. The accommodation is understood to comprise of one living room, kitchen, two double bedrooms, one single bedroom and bathroom.
6. The landlord submits that the house has central heating and double glazing. Carpets and curtains are provided by the landlord with white goods being provided by the tenant. It is submitted that repairs have been completed. It is acknowledged by the tenant in the application that repairs were completed on 11<sup>th</sup> February 2025.
7. The landlord submits the following comparable evidence:
  - a) 348 Olton Boulevard East B27 7DR – a similar property recently let by the landlord at £1,300.00 per month.
  - b) Properties at 198 Stechford Road, Birmingham, 24 Redhorn Grove Birmingham, 374 Kingsbury Road, Birmingham, 18 Oakdale Road, Birmingham and 10 Rudyngfield Drive Stechford which are all similar and within 3 miles of the subject property being marketed at rentals between £1,250.00 - £1,600.00 per month.

### Determination and Valuation

8. 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 £1,250.00 per month. From this level of rent we have made adjustments in relation to:

- a) White goods fitted by the Tenant.

9. The full valuation is shown below:

Market Rent	£1,250.00 per month
<u>Less</u>	
a) Items given under a) above	<u>£50.00</u>
	£1,200.00

#### Decision

12. 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 £1,200.00 per month with effect from 15<sup>th</sup> March 2025.

Chairman: G S Freckelton FRICS

Date: 17<sup>th</sup> 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

43 Glenpark Road  
Birmingham  
B8 3QH

The Tribunal members were

Mr G S Freckelton FRICS  
Mrs K Bentley

Landlord

Blackstone Property Group Limited

Address

774 Stratford Road  
Sparkhill  
Birmingham  
B11 4BP

Tenant

Zeeshan Munawar Begum

1. The rent is:

£1,200.00

Per

Month

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

2. The date the decision takes effect is:

15<sup>th</sup> March 2025

3. The amount included for services

N/A

Per

4. Date assured tenancy commenced

15<sup>th</sup> November 2023

5. Length of the term or rental period

6 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, one living room, kitchen, three bedrooms and bathroom. Double glazing. Central heating. Garden

Chairman

G S Freckelton  
FRICS

Date of Decision

17<sup>th</sup> July 2025