



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

Case Reference	:	BIR/OOCW/MNR/2025/0648
Property	:	4 Phoenix Street Wolverhampton WV2 3JT
Tenant	:	Jasbir Singh Ubhi Daljit Kaur Ubhi Parvin Ubhi Aaronveer Singh Ubhi
Landlord	:	Manjit Jutta & Perminder Chana
Landlord's agent	:	Royston & Lund
Date of application	:	7th March 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	:	7th August 2025
Date of Issue	:	8th September 2025

DECISION

**The Tribunal determines a rent of £800.00 per month
with effect from 28th April 20254**

REASONS FOR THE DECISION

Background

1. On 26th February 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £825.00 per month in place of the existing rent of £750.00 to take effect from 28th April 2025.
2. On 7th 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 landlord and the tenant.
5. From the information provided it appears that the subject property is a mid-terraced house, briefly comprising of two living rooms and kitchen on the ground floor. On the first floor the landing leads to three bedrooms and a bathroom. There is also a store. The property is understood to have double glazing and gas fired central heating.
6. Carpets are understood to be provided by the landlord. Curtains and some white goods are provided by the tenants.
7. Extensive submissions have been provided to us dealing with numerous matters from repairs and previous Tribunal Decisions to an earlier Court Hearing. Not all of these are relevant to our decision.
8. There are allegations and counter allegations regarding the condition of the property. There are also submissions from the landlord regarding works completed since they inherited the house in 2016 but having considered these, the Tribunal considers them to be in the nature of ongoing general maintenance and repair.
9. Based on the submissions received it is evident to the Tribunal that the property would benefit from ongoing maintenance and upgrading. In particular there is

a Structural Engineers Report which confirms that there is evidence of some movement to the property together with attention being required to defective rendering and works to areas of the roof. It appears to the Tribunal that there is also evidence of water ingress.

10. It is clear to the Tribunal that the property is generally poorly presented and that the kitchen and bathroom are not of a modern standard. The Tribunal is not persuaded that the tenants have made any significant improvements to the property which merits any adjustment in the Tribunal's determination of the market rental.
11. The landlord submitted numerous examples of 'comparable properties' marketed on Rightmove which the Tribunal have considered.

Determination and Valuation

12. 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 tenable condition would be in the region of £1,100.00 per month. From this level of rent we have made adjustments in relation to:

a) Condition	
1) Cracking to rendering and water ingress	120.00
2) Dated kitchen and bathroom	65.00
3) <u>Roof overhaul/replacement required</u>	<u>80.00</u>
Total	£265.00
b) Curtains and white goods fitted by the tenant.	£35.00

13. The full valuation is shown below:

Market Rent	£1,100.00 per month
<u>Less</u>	
a) Items given under a) above	£265.00
b) <u>Items given under b) above</u>	<u>£ 35.00</u>
	<u>£300.00</u>
Rent	£800.00 per month

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 £800.00 per month with effect from 28th April 2025.

Chairman: G S Freckelton FRICS

Date: 7th August 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

4 Phoenix Street
Wolverhampton
WV2 3JT

The Tribunal members were

Mr G S Freckelton FRICS
Mrs K Bentley

Landlord

Manjit Jutta & Perminder Chana

Address

c/o Royston & Lund
568 Penn Road
Wolverhampton
WV4 4HU

Tenant

Jasbir Singh Ubhi, Daljit Kaur Ubhi, Parvin Ubhi
and Aaronveer Singh Ubhi

1. The rent is:

£800.00

Per

month

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

2. The date the decision takes effect is:

28th April 2025

3. The amount included for services

N/A

Per

4. Date assured tenancy commenced

28th April 2025

5. Length of the term or rental period

Periodic

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 mid-terraced house comprising two living rooms, kitchen, three bedrooms and bathroom. Gas central heating and double glazing.

Chairman

G S Freckelton
FRICS

Date of Decision

7th August 2025