



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

Case Reference : **BIR/00CU/MNR/2025/0632**

Property : **19 Fellows Park Gardens Walsall WS2 9DT**

Tenant : **Danielle Harris**

Landlord : **Najran Partnership**

Landlord's agent : **Samuel & Co**

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

Tribunal Members : **V Ward BSc Hons FRICS
N Atherton MRICS Dip Rating**

Date of Decision : **29 August 2025**

Date of Issue : **11 September 2025**

DECISION

The Tribunal determines a rent of £670.00 per calendar month with effect from 1 April 2025.

REASONS FOR THE DECISION

Background

1. The Landlord served a notice under Section 13(2) of the Housing Act 1988 (“the Act”) which proposed a new rent of £695.00 per calendar month (pcm), in place of the existing rent of £600.00 pcm, to take effect from 1 April 2025. The original tenancy commenced on 24 December 2012.
2. By an application received on 11 March 2025, under Section 13(4)(a) of the Act, the Tenant referred the Landlord’s notice proposing a new rent to the Tribunal for determination of a market rent.

Inspection

3. The Tribunal has not carried out an inspection of the Property. Neither party requested an oral hearing. Accordingly, the Tribunal has considered this case on the basis of the papers provided by the parties and having regard to its own knowledge, expertise and online research.

The Property

4. The application form combined with the Tribunal’s own research, confirmed essential details of the Property as a first floor flat, forming part of a three-storey purpose built development, offering the following accommodation:

FF Living room/kitchen, bedroom, kitchen and bathroom.

The Property is situated approximately two miles to the south of Walsall town centre. Junction 9 of M6 motorway is located in close proximity.

The Tenant indicated that they had replaced flooring and decorated the Property.

Evidence

5. Neither party returned the Tribunal’s reply forms.

Determination and Valuation

6. Relying on its own expert, general knowledge of rental values in the area, the Tribunal considers that the rent proposed by the Landlord - £695.00 per calendar month – is in line with market values. The Tribunal therefore adopts, as a starting point, the rental of £695.00 pcm for the Property.

7. From this level of rent, the Tribunal has made an adjustment in relation to the following:

a) Tenant's decorating liability.

The full valuation is shown below:

Market Rent		pcm
		<u>£695.00</u>
<u>Less</u>		
a) Items given under a) above	£25.00	£25.00
Say		<u>£670.00</u>

Decision

12. Therefore, the Tribunal determines the market rent at £670.00 per calendar month with effect from 1 April 2025.

Chairman: V Ward

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

19 Fellows Park Gardens Walsall
WS2 9DT

The Tribunal members were.

V Ward BSc Hons FRICS
N Atherton MRICS Dip Rating

Landlord

Najran Partnership

Address

Tenant

Danielle Harris

1. The rent is:

£670.00

Per

month

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

2. The date the decision takes effect is:

1 April 2025

3. The amount included for services is not
applicable

Per

4. Date assured tenancy commenced

24 December 2012

5. Length of the term or rental period

Monthly

6. Allocation of liability for repairs

Landlord and Tenant Act 1985

7. Furniture provided by landlord or superior landlord

8. Description of premises

Flat with 1 bedroom

Chairman

V Ward

Date of Decision

29 August 2025