



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

Case Reference	:	CAM/00MC/MNR/2025/0706
Property	:	23 Pierces Hill Tilehurst Reading RG31 6RB
Applicants	:	Miranda MacBeth Jason MacBeth (Tenants)
Representative	:	None
Respondent	:	United Reformed Church (Wessex) Trust Ltd (Landlord)
Representative	:	None
Type of Application	:	S.13 Housing Act 1988 Determination of a new rent
Tribunal	:	Mr N. Martindale FRICS
Date and venue of Meeting	:	26 August 2025 First Tier Tribunal (Eastern) County Court Cambridge CB1 1BA
Date of Decision	:	26 August 2025

REASONS FOR DECISION

Background

- 1 The First Tier Tribunal received an application form unsigned, undated, but believed to be before the effective date of increase. 5 July 2025, from tenants of the Property, regarding a notice of increase of rent served by the landlord, under S.13 of the Housing Act 1988 (the Act).
- 2 The notice dated 16 May 2025, proposed a new rent of £1750 per calendar month exclusive, with effect from and including 5 July 2025. This rent does not include other services.

- 3 The tenancy is now an assured periodic calendar monthly tenancy which originally began for a fixed 12 months term on 5 January 2014 for an initial rent of £1220 pcm. A copy was provided.
- 4 The rent payable up to and including 4 July 2025 was £1464 per calendar month.

Directions

- 5 Directions, dated 3 April 2025, for the progression of the case, were issued by Legal Officer Laura Lawless. Neither party asked for a hearing.

Inspection

- 6 There was no inspection. The Property is a 2 level semi-detached house dating from around 1970 with front and rear gardens. (Google Streetview September 2024). It is set on a residential estate of similar age construction and size mostly semi-detached. However this house is attached to the neighbouring house at ground floor only, by the garage at the front and possibly, by a kitchen at the rear.
- 7 The house is anticipated to be of traditional construction, brick fair faced and/or render walls to elevations on 2 levels. The main roof is double pitched left to right, with an added forward gable. There are small ground level flat roofed areas.
- 8 The Property has 4 bedrooms to the first floor with the bathroom/WC; and ground floor 2 living rooms, kitchen, WC. Full central heating, with fully double glazing. Floor finishes, (mainly carpet) with a free standing electric cooker to the kitchen are provided by the landlord. Window coverings are the tenants. No other furniture is provided by the landlord.

Tenants' and Landlord's Representations

- 9 The tenants provided written submissions via the Application Form undated and the completed standard Reply Form of 6 August 2025. The tenant referred to a list of minor works that they had undertaken in earlier years; to the poor condition of the landlords carpets; to the dated kitchen and bathroom fittings. The tenant referred to their personal and family circumstances. It was apparent that notice to quit had already been given. Copies of the sign in and sign out schedules with photographs were helpfully included.
- 10 The respondent landlord provided a copy of the internal memorandum from the letting agent to the Company Secretary mentioning £2000 pcm as the open market value but reflecting the condition £1750 pcm.

- 11 Neither party referred any details of other local recent lettings to the Tribunal.
- 12 The Tribunal is grateful for such information as was provided by both parties in the application and in the standard Reply Forms.

Law

- 13 In accordance with the terms of S.14 of the Act we are required to determine the rent at which we consider the property might reasonably be expected to let in the open market, by a willing landlord, under an assured tenancy, on the same terms as the actual tenancy; ignoring any increase in value attributable to tenant's improvements and any decrease in value due to the tenant's failure to comply with any terms of the tenancy. Thus the Property falls to be valued as it stands; but assuming that the Property to be in a reasonable internal decorative condition.

Decision

- 14 From the Tribunal's own general knowledge of market rent levels in Reading it determines that the subject Property would let on normal Assured Shorthold Tenancy (AST) terms, for £2000 per calendar month, fully fitted and in good order.
- 15 From the representations the Tribunal found that what was a now dated home from the 1970's was only in fair condition. There were some very minor defects and in particular the kitchen and bathroom whilst functional were by now in basic order. For these limitations the Tribunal makes a deduction of £200 pcm. The new rent will therefore be £1800 pcm with effect from 5 July 2025. This rent will be effective for the continuing period of the tenancy up to the date of hand back due.
- 16 Although the landlord is not obliged to charge this rent and may charge a significantly lower rent as a result of their own choice, policy, or governmental regulation; they may not charge more than this figure.

Chairman N Martindale FRICS

Date 26 August 2025

Rights of appeal

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the tribunal is required to notify the parties about any right of appeal they may have.

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 decision to the person making the application (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rule 2013).

If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not complying with the 28 day time limit; the tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

The application for permission to appeal must identify the decision of the tribunal to which it relates (i.e., give the date, the property, and the case number), state the grounds of appeal and state the result the party making the application is seeking.

If the tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).

Notice of the Tribunal Decision and Register of Rents under Assured Periodic Tenancies (Section 14 Determination)

Housing Act 1988 Section 14

Address of Premises

23 Pierces Hill
Tilehurst Reading
RG31 6RB

The Tribunal members were

Mr Neil Martindale FRICS

Landlord

United Reformed Church (Wessex) Trust Ltd.

Address

Tenant

Miranda MacBeth Jason MacBeth

1. The rent is: £ 1800 *Per* Calendar month (excluding water rates and council tax but including any amounts in paras 3)

2. The date the decision takes effect is: 5 July 2025

*3. The amount included for services is/is negligible/not applicable

nil

Per

*4. Service charges are variable and are not included

5. Date assured tenancy commenced

5 January 2013

6. Length of the term or rental period

periodic calendar monthly

7. Allocation of liability for repairs

per tenancy

8. Furniture provided by landlord or superior landlord

No furniture. Free standing electric cooker.

9. Description of premises

1970's semi-detached house (attached by garage) on street of very similar. Gardens front & rear, off road parking. Integral single car garage.. Google Streetview Sept. 2024. single lap concrete hipped pitched main roof brick walls. Accom. on 2 levels: FF - 4 bedrooms, bathroom, GF - 2 living rooms, kitchen, WC. Dated fittings in fair condition. Minor historic repairs and decorating by tenant.

Chairman

**Neil Martindale
FRICS**

Date of Decision

26 August 2025