



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

Case Reference : **HAV/00HB/MNR/2025/0696**

Property : **3 Gilda Crescent
Whitchurch
Bristol
BS14 9LG**

Applicant Tenant : **Miss A J Goodman**

Representative : **None**

Respondent Landlord : **Beechdown Ltd**

Representative : **Stock Page Stock**

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

Tribunal Members : **Mr I R Perry FRICS
Mr M J Ayres FRICS**

Date of Application : **18th May 2025**

Date of Decision : **21st July 2025**

DECISION

The Tribunal determines a rent of £600 per calendar month with effect from 1st July 2025.

SUMMARY REASONS

Background

1. On 28th April 2025 the Landlord's Agent served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £600 per month in place of the existing rent of £500 per month to take effect from 1st July 2025.
2. On 18th May 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 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 of its own expert, general knowledge of rental values in the area, the Tribunal determines that the open market rent for the property **in good tenable condition** would be £1,150 per calendar month.
6. Such a tenancy would normally include white goods, carpets, curtains/blinds and associated fittings to all be provided by the Landlord.
7. In this case the property is not let in such condition or with white goods, carpets and curtains all supplied so some adjustments to the 'open market rent' are necessary.
8. The full valuation is shown below:

Full open market rent in good condition	£1,150
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Less deductions for:-

Tenants' provision of white goods	£30
Lack of central heating	£120
Tenant's provision of carpets	£60
Tenant's provision of curtains	£15
Dated kitchen	£100
Dated bathroom	£50
Lack of double glazing	£75
Poor decoration and damp associated mould	£100

TOTAL RENT PAYABLE PER MONTH

£600

9. 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 was £600 per month.
10. 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.
11. Accordingly, the Tribunal directed that the new rent of £600 per month should take effect from 1st July 2025, this being the date specified in the notice.

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.