



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

Case Reference : **HAV/00HX/MNR/2025/0707**

Property : **91 Home Farm
Highworth
Swindon
Wiltshire
SN6 7EQ**

Applicant Tenant : **Ms M Harrison-Moss**

Representative : **None**

Respondent Landlord : **GreenSquareAccord Limited**

Representative : **None**

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

Tribunal Members : **Mr I R Perry FRICS
Mr S J Hodges FRICS**

Date of Application : **31st May 2025**

Date of Decision : **28th July 2025**

DECISION

The Tribunal determines a rent of £1,060 per calendar month with effect from 26th June 2025.

SUMMARY REASONS

Background

1. On 23rd May 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £809.71 per month in place of the existing rent of £736.10 per month to take effect from 26th June 2025. This represented a 10% increase.
2. On 31st 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.
3. The Tenant had originally been the owner of the property when she had carried out a number of improvements but sold the property to the Landlord as part of a mortgage rescue scheme.
4. The Tenancy Agreement provides that the rent will not be more than 80% of a market rent assessed by the Rent Assessment Committee, now the First-Tier Tribunal, if it had jurisdiction to decide a market rent and the Landlord has a policy whereby rents are increased by no more than 10% in any one year.

Inspection

5. 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

6. The Tribunal has considered the written submissions provided by the Tenant and the Landlord.

Determination and Valuation

7. 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 tenantable condition** would be £1,150 per calendar month.
8. Such a tenancy would normally include white goods, carpets, curtains/blinds and associated fittings to all be provided by the Landlord.
9. In this case the property is not let with white goods, carpets and curtains all supplied so some adjustments to the 'open market rent' are necessary.
10. 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
Tenant's provision of carpets/flooring	£50
Tenant's provision of curtains/blinds	£10

TOTAL RENT PAYABLE PER MONTH	£1,060

11. 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 £1,060 per month.
12. The Tribunal understands that the Landlord, a Social Housing Provider, does not intend to charge this full market rent. Any new rent should take effect from 26th June 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.