



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

Case Reference	:	HAV/00HD/MNR/2025/0736
Property	:	6 Holly Gardens Patchway Bristol BS34 5FU
Applicant Tenants	:	Mr B Roberts & Ms V Sparkes
Representative	:	None
Respondent Landlord	:	Citra Living Properties (No 1) Limited
Representative	:	Touchstone
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 C Woodrow MRICS
Date of Application	:	11th July 2025, received 18th July 2025
Date of Decision	:	28th August 2025

DECISION

The Tribunal determines a rent of £1,425 per calendar month with effect from 1st August 2025.

SUMMARY REASONS

Background

1. On 20th June 2025 the Landlord's Agent served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,450 per month in place of the existing rent of £1,400 per month to take effect from 1st August 2025.
2. On 11th July 2025 under Section 13(4)(a) of the Housing Act 1988, the Tenants referred the Landlord's notice proposing a new rent to the Tribunal for determination of a market rent. The Tenant's referral was received by the Tribunal on 18th July 2025.

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. There were no written submissions from 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 tenantable condition** would be £1,425 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 as is the case.
7. 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 £1,425 per month.
8. The Tenants made no representation that the starting date for the new rent specified in the Landlord's notice would cause them undue hardship.
9. Accordingly, the Tribunal directed that the new rent of £1,425 per month should take effect from 1st August 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

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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.