



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

Case Reference	:	BIR/ooCU/MNR/2025/0622
Property	:	Flat 21, Lower North St., Walsall, WS4 2BB
Tenant	:	Christopher Pallatina
Landlord	:	Green Square Accord
Landlord's agent	:	None appointed
Date of application	:	3 March 2025
Type of Application	:	Determination of Market Rent under sections 13 & 14 of the Housing Act 1988
Tribunal Members	:	I D Humphries B.Sc.(Est.Man.) FRICS M H C Alexander B.Sc.(Hons.) MRICS
Date of Decision	:	30 October 2025
Date of Issue	:	18 November 2025

DECISION

The Tribunal determines a rent of £500 per month with effect from 1 April 2025

REASONS FOR THE DECISION

Background

1. On 21 February 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 proposing a new rent of £478.57 per month in place of the existing rent of £429.68 to take effect from 1 April 2025.
2. On 3 March 2025, under Section 13(4)(a) of the Housing Act 1988, the Tenant referred the Landlord's notice to the Tribunal to determine a market rent.

Inspection

3. The Tribunal has not inspected the property but considered the case on the basis of the papers provided by the tenant and having regard to its own knowledge, expertise and on-line research.

Evidence

4. From the tenant's Application Form, the property is understood to be a second floor self-contained flat with hall, one bedroom, living room, kitchen and bathroom. There is a communal parking area. The property was let unfurnished on 11 October 2017. The rent at the date of application was £429.68 per month including £6.50 for services although the Tribunal has not been advised when this was agreed. The rent excludes Council Tax and water rates. The landlord is responsible for external and structural repairs. The flat has central heating and double glazing.
5. The services include grounds maintenance, window cleaning, communal areas and bin cleaning, communal electrical repairs, a door entry system, fire equipment, laundry equipment, a lift, a tv aerial, lighting, insurance (presumably buildings cover), administration and management costs, all of which in total increase the service charge from £6.50 per month to £66.25 per month by the landlord's Notice of Increase.
6. According to the Application Form, the Tenant had provided the carpets, curtains and white goods.
7. The Tenant advises he had been promised a new kitchen in 2022 but it had not been fitted. He also says he receives Universal Credit that pays all of the rent.
8. The Landlord completed the schedule of accommodation form sent by the Tribunal which is taken as part of their submission, advising *that 'the application relates to rent value, not disrepair of property'*, signed by Elizabeth Richards, Head of Finance. They say a Stock Condition Survey was carried out in July 2021. By letter, they ask the Tribunal to determine the rent at £435.61 per month which is '*the*

maximum social rent of £100.25 per week ...' Confusingly, they say '*The proposed rent as per the rent review notification sent in February to the tenant is for £412.32.*' This, added to the requested £66.25 of service charge, makes the request £478.57 per month as per the Notice of Increase.

9. Neither party has provided any evidence of rents obtained for other properties let in the area to use as a basis of comparison.

Determination and Valuation

10. Having considered letting values in the area based on our own expert knowledge, we consider the open market rent for the property in good tenantable condition would be in the region of £600 per calendar month. From this we have made adjustments in relation to:
 - a) The kitchen which is due for upgrade for which we deduct £50 pcm and
 - b) The value of curtains, carpets and white goods provided by the Tenant for which we deduct a further £50 pcm.
11. The valuation is shown below:

Market Rent	£600
<u>Less</u>	
a) Items given under a) above	£50
b) Items given under b) above	£50
	<u>£100</u>
	Say £500 pcm

Decision

12. The Tribunal therefore determined that the rent at which the subject property might reasonably be expected to be let in the open market by a willing Landlord under an assured tenancy was £500 per calendar month with effect from 1 April 2025.

Hardship

13. The Tenant advised that the rent was paid in full by Universal Credit and said he would have suffered hardship had he paid it personally. No evidence was provided to support the claim. However, as he is not paying the rent directly, the Tribunal makes no allowance for hardship.

Chairman: I D Humphries

Date: 30 October 2025

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

Flat 21, Lower North St., Walsall,
WS4 2BB

The Tribunal members were

Mr Ian Humphries B.Sc. FRICS
Mr Mark Alexander B.Sc. MRICS

Landlord

Green Square Accord

Address

2nd Floor, 10 Brindley Place, Birmingham, B1 2JB

Tenant

Christopher Pallatina

1. The rent is:

£500

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**

£66.25

Per

Month

4. Date assured tenancy commenced

11 October 2017

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

None

8. Description of premises

One bedroom self-contained flat

Chairman

I D Humphries
B.Sc.(Est.Man.)
FRICS

Date of Decision

30 October 2025