



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

Case Reference : **BIR/00CN/MNR/2025/0628**

Property : **Flat 5, 840 Woodborough Road Mapperley
Nottingham NG3 5QQ**

Tenant : **Balikees Rotwina-Oseni**

Landlord : **Tetris UK Property Ltd**

Landlord's agent : **Tetris UK Sales & Lettings**

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

Tribunal Members : **V Ward BSc Hons FRICS
N Atherton MRICS Dip Rating
A Churchill BSc MRICS (Observer)
C Birds JP MRICS (Observer)**

Date of Decision : **13 November 2025**

Date of Issue : **05 December 2025**

DECISION

**The Tribunal determines a rent of £930.00 per calendar month with
effect from 28 April 2025.**

REASONS FOR THE DECISION

Background

1. On 21 March 2025, the Landlord served a notice under Section 13(2) of the Housing Act 1988 (“the Act”) which proposed a new rent of £930.00.00 per calendar month (pcm), in place of the existing rent of £895.00 pcm, to take effect from 28 April 2025. The original tenancy commenced on 28 March 2024.
2. The Landlord had served two rent increase notices however, the notice referred to above was confirmed at the hearing as being the operative notice.
3. By an application received on 7 April 2025, under Section 13(4)(a) of the Act, the Tenant referred the Landlord’s notice proposing a new rent to the Tribunal for determination of a market rent.

Inspection

4. The Tribunal has not carried out an inspection of the Property. The Landlord requested an oral hearing which was held by video platform on 13 November 2025. Accordingly, the Tribunal has considered this case on the basis of the papers provided by the parties, the evidence deduced from the oral hearing and having regard to its own knowledge, expertise and online research.

The Property

5. The application form submitted by the Tenant and the evidence supplied by the Landlord’s Reply form, confirmed essential details of the Property as a second floor flat, in a purpose-built block of similar units, offering the following accommodation which benefits from electric heating and double glazing.

SF Living room, kitchen, two bedrooms and bathroom.

Externally there is a gated communal car park although no dedicated space.

The Property is approximately 2 ½ miles to the north of Nottingham City Centre.

The Landlord indicated that they had provided white goods and carpets to the Property whilst the Tenant had supplied the curtains.

Evidence

The Tenant

6. The Tenant did not provide any evidence within their application form and did not return the Reply Form which is attached to the Tribunal’s Directions.

The Landlord

7. Evidence on behalf of the Landlord was given both in writing and at the oral hearing by Ms Laurie Hale of Tetris UK Sales & Lettings, the Landlord's agents. The submissions confirmed that the Property was refurbished immediately prior to the letting which included the following:

- New Kitchen
- New floor coverings.
- Redecoration

The Landlord had also provided internal and external photographs.

8. In respect of the rent, Ms Hale confirmed the other rents passing in the block which were as follows:

Apartment No	Rental (£/pcm)	Type
1	£1045.00	2 bed
2	£1045.00	2 bed
3	£1150.00	2 bed
4	£995.00	2 bed
6	£750.00	1 bed

9. The Tribunal understands that prior to the matter being referred, the parties had attempted to negotiate a new rental which had unfortunately proved fruitless.

Determination and Valuation

10. The comparable evidence provided by the Landlord of other properties in the same building support the rental sought and additionally is in line with the Tribunal's own expert, general knowledge of rental values in the area.
11. The Tribunal therefore confirms the rental sought by the Landlord in the amount of £930.00 per calendar month.

Decision

12. Therefore, the Tribunal determines the market rent at £930.00 with effect from 28 April 2025.

Chairman: V Ward

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 5, 840 Woodborough Road
Mapperley Nottingham NG3 5QQ

The Tribunal members were.

V Ward BSc Hons FRICS
N Atherton MRICS Dip Rating

Landlord

Tetris UK Property Ltd

Address

Tenant

Balikees Rotwina-Oseni

1. The rent is: £930.00 Per month (excluding water rates and council tax but including any amounts in paras 3)

2. The date the decision takes effect is: 28 April 2025

3. The amount included for services is not applicable

Per

4. Date assured tenancy commenced

28 March 2024

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

8. Description of premises

Flat with 2 bedrooms

Chairman

V Ward

Date of Decision

13 November
2025