



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

<b>Case Reference</b>	<b>:</b>	<b>HAV/00HE/MNR/2025/0737</b>
<b>Property</b>	<b>:</b>	<b>24 Crantock Street Newquay Cornwall TR7 1JR</b>
<b>Applicant Tenant</b>	<b>:</b>	<b>Mr N Fowler</b>
<b>Representative</b>	<b>:</b>	<b>None</b>
<b>Respondent Landlord</b>	<b>:</b>	<b>Mr E Soloman</b>
<b>Representative</b>	<b>:</b>	<b>Newquay Property Centre</b>
<b>Type of Application</b>	<b>:</b>	<b>Determination of a Market Rent sections 13 &amp; 14 of the Housing Act 1988</b>
<b>Tribunal Members</b>	<b>:</b>	<b>Mr I R Perry FRICS Mr S J Hodges FRICS</b>
<b>Date of Application</b>	<b>:</b>	<b>22<sup>nd</sup> July 2025</b>
<b>Date of Decision</b>	<b>:</b>	<b>12<sup>th</sup> September 2025</b>

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**DECISION**

**The Tribunal determines a rent of £975 per calendar month with effect from 1<sup>st</sup> August 2025.**

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## SUMMARY REASONS

### Background

1. On 6<sup>th</sup> June 2025 the Landlord's Agent served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,150 per month in place of the existing rent of £900 per month to take effect from 1<sup>st</sup> August 2025.
2. On 22<sup>nd</sup> July 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. 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 tenable condition** would be £1,200 per calendar month.
6. Such a tenancy would normally include white goods, carpets/floorings, 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 all white goods all supplied so some adjustments to the 'open market rent' are necessary. In particular the Tribunal has made the adjustments for lack of modern white goods, dated kitchen fittings, dated bathroom fittings and general wants of repair including damp and mould growth.
8. The full valuation is shown below:

Full open market rent in good condition	£1,200
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Less deductions for:-

Lack of modern white goods	£20
Dated kitchen	£75
Dated bathroom	£50
General wants of repair	£80
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Total deductions per month £225

TOTAL RENT PAYABLE PER MONTH £975

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 £975 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 £975 per month should take effect from 1<sup>st</sup> 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 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.