



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

Case Reference : **BIR/00CN/MNR/2025/0649**

Property : **80 Blenheim Way Castle Vale
Birmingham B35 7JF**

Tenant : **Peter Johnson**

Landlord : **Green Square Accord Ltd**

Date of application : **7 March 2025**

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

Tribunal Members : **Nicholas Wint FRICS & Philip Morris
FRICS FAAV**

Date of Decision : **31 October 2025**

Date of issue : **09 January 2026**

DECISION

**The Tribunal determines a rent of £446.73 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 which proposed a new rent of £446.73 per month in place of the existing rent of £435 per month to take effect from 1 April 2025.
2. On 7 March 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 the submissions and evidence provided by the parties and had regard to its own knowledge, expertise and online research.

Evidence

4. The Tribunal considered the written submissions and Reply Forms provided by the Landlord and Tenant.
5. From the submissions the Tribunal understands the property is a 3-bedroom semi-detached house with living room, kitchen and bathroom and front and rear gardens and off-street parking.
6. According to the Tenant the central heating, double glazing, carpets, curtains and white goods were all provided by the Tenant. The Tribunal also understands the Tenant has replaced the kitchen cupboards and worktops
7. The rent is subject to the Government Rent Standard which sets how much the Landlord is able to increase the rent. This is calculated by adding 1% to the Consumer Price Index (CPI) for September 2024 which was 1.7%. Therefore, the maximum the rent can increase is by 2.7%.

Determination and Valuation

8. The Tribunal considered the submissions made by the Landlord and Tenant and based on our own expert, knowledge of rental values in the area, we consider that the open market rent for the property in good tenantable condition and having regard to the Government Rent Standard limits calculate the rent is £446.73 per month. No deductions were considered necessary.

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 £446.73 per month with effect from 1 April 2025.

Chairman: Nicholas Wint FRICS

Date: 31 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

80 Blenheim Way Castle Vale
Birmingham B35 7JF

The Tribunal members were

Nicholas Wint FRICS & Philip Morris
FRICS FAAV

Landlord

Green Square Accord Ltd

Address

2nd Floor, 10 Brindley Place Birmingham B1 2JB

Tenant

Mr P Johnson

1. The rent is:

£446.73

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

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Per

-

4. Date assured tenancy commenced

1 September 2000

5. Length of the term or rental period

Monthly - periodic

6. Allocation of liability for repairs

Landlord and Tenant Act 1985

7. Furniture provided by landlord or superior landlord

None

8. Description of premises

Ground floor one bedroom flat with living room, kitchen, bathroom, communal
laundry and gardens.

Chairman

Nicholas Wint
FRICS

Date of Decision

31 October 2025