



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

**Case Reference** : **BIR/00CN/MNR/2025/0730**

**Property** : **5 Anglesey Street Lozells Birmingham  
B19 1QS**

**Tenant** : **S M Munim Hossain Swan &  
Mrs Abdus Musammat Bina**

**Landlord** : **Mrs Fatheha Begum**

**Date of application** : **15 May 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**

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**DECISION**

**The Tribunal determines a rent of £1000 per month with effect from  
27 May 2025.**

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## **REASONS FOR THE DECISION**

### **Background**

1. On 7 April 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1000 per month in place of the existing rent of £800 per month to take effect from 27 May 2025.
2. On 26 May 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 understands from the application form that the property is a three-bedroom terraced house with living room, kitchen and bathroom and garden.
5. Neither party made any submissions or provided any rental evidence for the Tribunal's consideration.

### **Determination and Valuation**

6. Having had regard to our own expert, knowledge of rental values in the area, we consider that the open market rent for the property in good tenable condition would be in the region of £1000 per month. The Tribunal made no adjustments to this figure.

### **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 £1000 per month with effect from 27 May 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

5 Angelsey Street Lozells  
Birmingham B19 1QS

The Tribunal members were

Nicholas Wint FRICS & Philip Morris  
FRICS FAAV

Landlord

Mrs Fatheha Begum

Address

99 Hamstead Hill Birmingham B20 1BX

Tenant

S M Munim Hossain Swan & Mrs Abdus Musammat Bina

1. The rent is:

£1000

Per

month

(excluding water rates and council  
tax but including any amounts in  
paras 3)

2. The date the decision takes effect is:

27 May 2025

3. The amount included for services is

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Per

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4. Date assured tenancy commenced

27 April 2023

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

Three bed terraced house.

Chairman

Nicholas Wint  
FRICS

Date of Decision

31 October 2025