



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

Case Reference : **BIR/00CN/MNR/2025/0742**

Property : **28 Amis Gardens Small Heath
Birmingham B10 OBE**

Tenant : **Abdul Wali Khan**

Landlord : **Sabrina Akhtar**

Date of application : **5 June 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 £1200 per month with effect from
17 June 2025.**

REASONS FOR THE DECISION

Background

1. On 15 May 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1200 per month in place of the existing rent of £600 per month to take effect from 17 June 2025.
2. On 5 June 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 submissions and Reply Forms provided by the Landlord that the Property comprises a three-bed terrace house with a porch, two living rooms, kitchen, bathroom and toilet and private gardens and rear off-road parking. The Property also includes central heating, double glazing, carpets and curtains and all white goods.
5. The Landlord confirmed there were no outstanding items of disrepair.
6. The Tribunal considered the written submissions and rental evidence provided by the Landlord. No evidence was submitted by the Tenant.
7. The Landlord's submitted details of 13 two, three and four bedroomed comparables ranging in rental value from £1100 to £1450 per month that were from similar areas and benefited from similar nearby amenities.
8. No evidence was submitted by the Tenant.

Determination and Valuation

9. Having considered the comparable evidence provided by the Landlord and of our own expert, knowledge of rental values in the area, we consider that the open market rent for the property in good tenantable condition would be in the region of £1200 per month. The Tribunal did not find it necessary to make any adjustments.
10. The full valuation is shown below:

Market Rent	Per Month £1200
	Say £1200 per month

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 £1200 per month with effect from 17 June 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

28 Amis Gardens Small Heath
Birmingham B10 0BE

The Tribunal members were

Nicholas Wint FRICS & Philip Morris
FRICS FAAV

Landlord

Sabrina Akhtar

Address

31 Henry Road Yardley Birmingham B25 8AH

Tenant

Abdul Wali Khan

1. The rent is:

£1200

Per

month

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

2. The date the decision takes effect is:

17 June 2025

3. The amount included for services is

-

Per

-

4. Date assured tenancy commenced

Not Known

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 property with two living rooms, kitchen, bathroom, front and rear gardens and parking.

Chairman

Nicholas Wint
FRICS

Date of Decision

31 October 2025