



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

Case Reference	:	CAM/00KA/MNR/2025/0777
Property	:	Room C, 5 Cromwell Road Luton LU3 1DP
Applicants	:	Naomi Akapo (Tenant)
Representative	:	None
Respondent	:	Easy Rent London Ltd (Landlord's Agent)
Representative	:	None
Type of Application	:	S.13 Housing Act 1988 Determination of a new rent
Tribunal	:	Mr N. Martindale FRICS
Date and venue of Meeting	:	12 January 2026 First Tier Tribunal (Eastern) County Court Cambridge CB1 1BA
Date of Decision	:	12 January 2026

REASONS FOR DECISION

Background

- 1 The First Tier Tribunal received an application originally of 24 October 2025, before the effective start date of the new rent sought, from tenant of the Property, regarding a notice of increase of rent served by the landlord, under S.13 of the Housing Act 1988 (the Act).
- 2 The notice dated 30 September 2026, proposed a new rent of £725 per calendar month exclusive, with effect from and including 30 October

2025. This rent does include other services including; council tax, water, power, communal cleaning, internet, and laundry facilities.

- 3 The tenancy is now an assured periodic calendar monthly tenancy which originally began for a fixed 3 months term on 30 November 2023 for an initial rent of £585 pcm. A copy was provided.
- 4 The rent up to and including 29 October 2025 was £585 pcm.

Directions

- 5 Directions, dated 31 October 2025, for the progression of the case, were issued by Legal Officer Laura Lawless. Neither party sought a hearing.

Inspection

- 6 There was no inspection. The Property is a first floor room (with ensuite shower wc whb) set within a former Edwardian Building, a mid terraced family house, accommodation on 3 levels from around 1900. It has a small front garden and to the rear, the same assumed. There is no off road parking. There is on-street permit parking. The Building is in an established residential road within the town, near the centre. (Google Streetview October 2023).
- 7 The former house appears to be traditional construction, brick fair faced, to front elevation. The main roof is double pitched finished to concrete single lap tile. The attic is used as further residential space. There are now 7No. bedrooms at the Building, each with ensuite facilities. Each letting room (the Property is one) shares the communal kitchen to the ground floor rear, incorporating laundry facilities. This house in multiple occupation, is set within a street of very similar, many now former houses, originally with three to four bedrooms. These mostly date from around 1900, since when many are subdivided into flats or HMOs.
- 8 The Property has communal central heating, with full double glazing, and floor finishes are all apparently provided by the landlord. Communal area white goods are the landlords. The landlord provided some furniture including: A double bed frame and mattress, wardrobe, drawers, small table and folding chair. The landlord provides electricity, space heating, cold and hot water, internet and pays local taxation on the whole building. Rent is therefore all inclusive.

Tenants' and Landlord's Representations

- 9 The tenant provided written submissions via the Application Form and both parties, the completed standard Reply Form confirming the accommodation and basic terms of the lease. Each party included a number of details of available rooms in similar HMOs from the locality. There was some disparity in the clarity of what was included in each

offer and whether at the prices quoted these included ALL services needed, without some additional charge being levied on the tenant.

- 10 The tenant raised a complaint and query over whether the standards of cleaning service provided once a month to the communal areas was being met. From the evidence provided it suggests that the service was not always being provided in the way required and might be a minor factor in the mind of a incoming tenant therefore.
- 11 The tenant referenced particulars of several rooms (en-suite), on offer locally suggesting significantly lower rents, than that sought by the landlord. The tenant maintains that they would expect a new rent to be in the range of £625 to £685 pcm in this locality and the £725 pcm proposed is excessive. The tenant also referenced the Government AHA locally showing a figure for renting room at c.£100 per week (£433 pcm) of support for a room. (Many tenants either get additional support or “top up” each month, from other income to reach the rents sought).
- 12 The landlord questioned the details of some of the rooms on offer and was critical of the lack of clarity on whether additional charges would be levied on new tenants for, among other matters for: Laundry, council tax, capped gas/ electricity use, reduced amenity - no garden, lower spec. for each room, and/or a less central location. The landlord also replied to the tenant about the reference to AHAs (Government Area Housing Allowance) the formally approved minimum assistance available to tenants renting (sometimes set significantly below the open market rental value). The landlord maintained that they would expect a new rent to be in the range of £720 to £850 pcm in this locality and £725 pcm proposed is therefore correct.
- 13 The Tribunal is grateful for such information as was provided by both parties in the application and in the standard Reply Forms.

Law

- 14 In accordance with the terms of S.14 of the Act we are required to determine the rent at which we consider the property might reasonably be expected to let in the open market, by a willing landlord, under an assured tenancy, on the same terms as the actual tenancy; ignoring any increase in value attributable to tenant’s improvements and any decrease in value due to the tenant’s failure to comply with any terms of the tenancy. Thus the Property falls to be valued as it stands; but assuming that the Property to be in a reasonable internal decorative condition.

Decision

- 15 From the Tribunal’s own general knowledge of market rent levels in Luton it determines that the subject Property would let on normal

Assured Shorthold Tenancy (AST) terms, for £700 per calendar month, fully fitted and in good order.

- 16 From the representations the Tribunal found nothing of significance to warrant any reduction from this figure. The new rent will therefore be £700 pcm with effect from 30 October 2025.
- 17 Although the landlord is not obliged to charge this rent and may charge a significantly lower rent as a result of their own choice, policy, or governmental regulation; they may not charge more than this figure.

Chairman N Martindale FRICS

Date 12 January 2026

Rights of appeal

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the tribunal is required to notify the parties about any right of appeal they may have.

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 decision to the person making the application (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rule 2013).

If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not complying with the 28 day time limit; the tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

The application for permission to appeal must identify the decision of the tribunal to which it relates (i.e., give the date, the property, and the case number), state the grounds of appeal and state the result the party making the application is seeking.

If the tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).

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