



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

Case Reference : **HAV/00HG/MNR/2025/0759**

Property : **12 Sea View Avenue, Lipson, Plymouth,
Devon, PL4 8RU**

Applicant Tenant : **Mr Frank Hartkopf & Ms Jennifer
Deignan**

Representative :

Respondent Landlord : **Northwood Plymouth Limited**

Representative :

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

Tribunal Members : **Judge C Skinner
Regional Surveyor J Coupe FRICS
Miss C Barton MRICS**

Date of Application : **24th August 2025**

Date of Decision : **9th October 2025**

DECISION

**The Tribunal determines a rent of £1,250 per calendar month with effect
from 25th August 2025.**

SUMMARY REASONS

Background

1. On 1st July 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,250 per month in place of the existing rent of £1,200 per month to take effect from 25th August 2025.
2. On 24th August 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. The Tenant's referral was received by the Tribunal on 24th August 2025.

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 and 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 £1,300 per calendar month.
6. Such a tenancy would normally include white goods, carpets, curtains/blinds and associated fittings to all be provided by the Landlord.
7. In this case, the evidence from the parties showed the property has suffered from minor fair "wear and tear" and so was not being let in such good condition. The Tribunal found that beyond fair wear and tear, the evidence showed the property was generally in good condition. The Tribunal noted there was minor damage to parts of the property including to the kitchen and bathroom units, a crack in the ceiling above the shower and a radiator in poor condition. The EPC rating is "E" referring to poor insulation. Accordingly, the Tribunal determined that the 'open market rent' should be reduced by £50 per month to reflect the general wants of repair and condition.
8. 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 £1,250 per month.
9. 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.

10. Accordingly, the Tribunal directed that the new rent of £1,250 per month should take effect from 24th 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.