



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

Case Reference : **BIR/31UE/MNR/2025/0722**

Property : **24 Woodbank
Burbage
Leicestershire
LE10 2BY**

Tenant : **Connor Paul Rees & Signe Treibaha-Iesalniece**

Landlord : **Rachel Buckby & Andrew Buckby**

Landlord's agent : **Tranquility Homes**

Date of application : **27th May 2025**

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

Tribunal Members : **Mr G S Freckelton FRICS
Mr N Atherton MRICS
Mr A Churchill BSc MRICS**

Date of Decision : **2nd March 2026**

DECISION

The Tribunal determines a rent of £1,100.00 per month with effect from 1st July 2025.

REASONS FOR THE DECISION

Background

1. On 16th May 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,150.00 per month in place of the existing rent of £1,100.00 to take effect from 1st July 2025.
2. On 27th 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 inspected the property on 2nd March 2026.
4. The property is a semi-detached house. The accommodation comprises of entrance hall, lounge/dining room, fitted kitchen, three bedrooms, and bathroom being fitted with a bath, separate shower cubicle, wash hand basin and W.C.
5. There is gas fired central heating and double glazing throughout. The combination double glazing boiler is situated in a cupboard off bedroom 1. The Tribunal understands that carpets, curtains and white goods are provided by the Landlord.
6. There is a garden to the rear with patio, lawn and shed and a driveway to the front providing vehicle parking.
7. During the inspection the Tribunal noted that:
 - a) There were cracks to various areas of walls and ceilings.
 - b) There was evidence of condensation mould around several windows and external doors.
 - c) There was a leak from the filter to the boiler.
 - d) The loft hatch had to be taped up to keep it in place.
 - e) Some of the sealed double-glazing panes had failed with condensation being evident to them internally.
 - f) There was damage by the W.C. pipe in the bathroom where rats had caused damage.
 - g) The front door to the hallway and rear door from the kitchen from the kitchen to the garden were draughty.

Evidence

8. The Tribunal has considered the written submissions provided by the Tenants and the Landlord.
9. In their written submission the Tenants submit:
 - 1) There is a crack to the kitchen ceiling.
 - 2) There is condensation to various windows.
 - 3) There is mould to the blinds in bedroom 1.

- 4) The fence is broken. (It was noted at the inspection that this had been repaired)
- 5) There are holes to the kitchen and boiler room allowing rats to enter the property.

10. The landlord submits:

- 1) That pest control has attended on four occasions but holes to the kitchen and boiler room need to be blocked up to prevent rodents from entering the property. The rat problem was a wider problem in the area.
- 2) The landlord intended to have the fence panel repaired but was awaiting a second quotation.
- 3) The landlord was arranging for a contractor to attend to look at the various repairs noted.

11. The Tribunal has considered the written submissions provided by the Tenant and the Landlord together with its own inspection.

Determination and Valuation

12. Having considered the comparable evidence proved by the parties and of 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 £1,200.00 per month. From this level of rent we have made adjustments in relation to:

- a) Condition (as noted in paragraphs 7 and 9 above).
- b) The Tenant’s liability to redecorate.

13. The full valuation is shown below:

Market Rent	£1,200.00 per month
 <i>Less</i>	
a) Items given under a) above	£40.00
b) Tenant’s internal decoration liability @ 5%	<u>£60.00</u>
	£100.00
	<u>£100.00</u> per month
Rental	£1,100.00 per month

Decision

14. 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 £1,100.00 per month with effect from 1st July 2025.

Chairman: G S Freckelton FRICS

Date: 2nd March 2026

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

24 Woodbank
Burbage
Leicestershire
LE10 2BY

The Tribunal members were

Mr G S Freckelton FRICS
Mr N Atherton MRICS
Mr A Churchill BSc MRICS

Landlord

Rachel Buckby and Andrew Buckby

Address

c/o Tranquility Homes
10 Harcourt Way, Meridian Business Park
Leicester
LE19 1WP

Tenant

1. The rent is:

£1,100.00

Per

month

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

2. The date the decision takes effect is:

1st July 2025

3. The amount included for services ~~is~~/is not applicable

N/A

Per

4. Date assured tenancy commenced

13th December 2024

5. Length of the term or rental period

6 months

6. Allocation of liability for repairs

Landlord and Tenant Act 1985

7. Furniture provided by landlord or superior landlord

None

8. Description of premises

A semi-detached house with entrance hall, lounge/dining room, fitted kitchen, three bedrooms and bathroom. Gas central heating, Double glazing. Rear garden. Car parking to the front driveway.

Chairman

G S Freckelton
FRICS

Date of Decision

2nd March 2026