



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

Case Reference : **BIR/17UC/MNR/2025/0793**

Property : **7 Fairfield Avenue
Hilcote
Alfreton
DE55 5HL**

Tenant : **William Lawrence**

Tenant's agent : **Derbyshire Law Centre**

Landlord : **Elizabeth Helm**

Landlord's agent : **Homelet Ltd**

Date of application : **20th August 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 £875.00 per month with effect from 21st August 2025.

REASONS FOR THE DECISION

Background

1. On 2nd July 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £875.00 per month in place of the existing rent of £800.00 to take effect from 21st August 2025.
2. On 20th 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.

Inspection

3. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties and having regard to its own knowledge, expertise and online research.

Evidence

4. The Tribunal has considered the written submissions provided by the Tenant. No written submissions were provided by the Landlord. Neither party has returned the Reply Forms sent to them with the Tribunal's Directions.
5. From the information provided it appears that the property comprises of a detached bungalow. The accommodation comprises living room, dining room, kitchen, two bedrooms and bathroom. The property is assumed to have gas fired central heating. Based on internet mapping it is apparent that the property is relatively modern and appears to have UPVC double glazing. There are gardens to front and rear and a garage.
6. The tenant submits that there are some defects to the property:
 - 1) The roof leaks in three places.
 - 2) There is mould internally that has caused damage to beds and clothes.
 - 3) There is damp around every window.
 - 4) The tenant has put sealant round the living room window which was draughty.
7. The landlord has not made any submissions.
8. The Tribunal has considered the written submissions provided by the Tenant.

Determination and Valuation

9. 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 £950.00 per month. From this level of rent we have made adjustments in relation to:

- a) The condition of the property in respect of draughty windows and mould.
- b) Improvements made by the Tenant in sealing round the lounge window.
- c) The Tenant's liability to redecorate.

10. The full valuation is shown below:

Market Rent		£950.00 per month
 <i>Less</i>		
a) Items given under a) above	£20.00	
b) Items given under b) above	£ 7.00	
c) Tenant's internal decoration liability @ 5%	<u>£47.50</u>	
	£74.50	
		<u>£74.50</u>
		£875.50
		 <u>Say £875.00 per month</u>

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 £875.00 per month with effect from 21st August 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

7 Fairfield Avenue
Hilcote
Alfreton
DE55 5HL

The Tribunal members were

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

Landlord

Elizabeth Helm

Address

c/o Homelet Ltd
1 King Street
Alfreton
DE55 7DB

Tenant

William Lawrence

1. The rent is:

£875.00

Per

month

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

2. The date the decision takes effect is:

21st August 2025

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

N/A

Per

4. Date assured tenancy commenced

21st July 2022

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 detached bungalow comprising lounge, dining room, kitchen, two bedrooms and bathroom. Double glazing. Gardens to front and rear. Garage.

Chairman

G S Freckelton
FRICS

Date of Decision

2nd March 2026