



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

**Case Reference** : **BIR/00CR/MNR/2025/0764**

**Property** : **28 Gill Street Netherton**

**Tenant** : **K Ahern**

**Landlord** : **L McGarrigle**

**Landlord's agent** : **Legal Property Services**

**Date of application** : **11 August 2025**

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

**Tribunal Members** : **Nicholas Wint FRICS & Neil Atherton  
FRICS**

**Date of Decision** : **13 November 2025**

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**DECISION**

**The Tribunal determines a rent of £735 per month with effect from  
14 August 2025.**

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## **REASONS FOR THE DECISION**

### **Background**

1. On 4 July 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £795 per month in place of the existing rent of £600 to take effect from 14 August 2025.
2. On 11 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.
4. However, the Tribunal understands from the submissions made by the parties that the property comprises a two-bedroom semi-detached house that includes a living room, sitting room, kitchen and bathroom and a garden. The property includes central heating and double glazing but the carpets and curtains and the white goods except the washing machine and fridge which belong to the tenant.

### **Evidence**

5. The Tribunal considered the written submissions/ Reply Form provided by the Landlord. However no submission apart from the application form was submitted by the Tenant.
6. Neither party submitted any rental evidence for the consideration of the Tribunal.

### **Determination and Valuation**

7. Having considered the comparable evidence based on 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 £800 per month. From this level of rent we have made adjustments in relation to:
  - a) *White goods provided by the Tenant.*
  - b) *The Tenant's liability to redecorate.*
8. The full valuation is shown below:

Market Rent		Per Month £800
<i>Less</i>		
a) Items given under a) above	£25	
b) Tenant's internal decoration liability @ 5%	<u>£40</u>	
		<u>£65</u>
		£735
	Say	£735

### **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 £735 per month with effect from 14 August 2025.

**Chairman: Nicholas Wint FRICS**

**Date: 13 November 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 Gill Street Netherton Dudley DY2 9LQ

The Tribunal members were

Mr Nicholas Wint  
Mr Neil Atherton

Landlord

K Ahern

Address

371/373 Hagley Road West Quinton B32 2AL

Tenant

L McGarrigle

1. The rent is:

£735

Per

Month

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

2. The date the decision takes effect is:

14 August 2025

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

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Per

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4. Date assured tenancy commenced

14 March 2019

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

Not applicable

8. Description of premises

Two-bedroom semi-detached house.

Chairman

Nicholas Wint  
FRICS

Date of Decision

13 November  
2025