

Notice of the Tribunal Decision and Register of Rents under Assured Periodic Tenancies (Section 14 Determination)

Housing Act 1988 Section 14

Address of Premises

18 Gerard Drive Nantwich Cheshire CW5 5JR

The Tribunal members were

Mr J Stringer, Tribunal Judge
Mr J Faulkner, FRICS

Landlord

Zeta Property Limited

Address

32 Grange Road, Bishops Stortford CM23 5NQ

Tenant

Awa Ceesay

1. The rent is: £1050 Per Calendar month (excluding water rates and council tax but including any amounts in paras 3 & 4)

2. The date the decision takes effect is: 8th April 2025

*3. The amount included for services is Per not applicable

*4. Service charges are variable and are not included

5. Date periodic assured tenancy commenced 3rd July 2022

6. Rental period Calendar monthly

7. Allocation of liability for repairs Section 11 Landlord and Tenant Act 1985

8. Furniture provided by landlord or superior landlord

N/A

9. Description of premises

The property is 2-storey semi-detached house built in the 1930s occupying a corner plot. The front garden is covered with stone gravel. There is a garden the rear and side. The roof is double pitched with a hip and covered with clay tiles. The walls are of rendered cavity brickwork and the windows are uPVC framed with double glazing.
Accommodation comprises:
Ground Floor: hall, cupboard, living room, dining kitchen, side vestibule. The dining kitchen has patio doors leading to the rear garden.
First Floor: 2 x double bedrooms, 1 x single bedroom, bathroom/w.c. with shower cubicle in addition to the bath.

Chairman Mr J Stringer

Date of Decision 7th October 2025



FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference : MAN/00EQ/MNR/2025/0709

Property : 18 Gerard Drive Nantwich Cheshire CW5 5JR

Applicant : Awa Ceesay

Respondent : Zeta Property Limited

Type of Application : Section 14, Housing Act 1988 – Market Rent Determination

Tribunal Members : Mr J Stringer, Tribunal Judge
Mr J Faulkner, FRICS, Valuer Member

Date of Decision : 7th October 2025

DECISION

1. The rent is £1050.00 per calendar month. The new rent takes effect from 8th April 2025.

REASONS

Preliminary Matters

1. In accordance with the *'Practice Direction from the Senior President of Tribunals: Reasons for decisions'*, this decision refers only to the main issues and evidence in dispute, and how those issues essential to the Tribunal's conclusions have been resolved.

Inspection and form of determination

2. The property was inspected on 7th October 2025.

3. The Applicant only was present at the inspection.
4. Neither party requested a hearing and the application was determined on the basis of the papers submitted by the parties in advance of the inspection, and the inspection.

The Law

5. The Tribunal considered and applied section 14 of the Housing Act 1988 (HA 1988).

Background to the application

6. The property (18 Gerard Drive Nantwich Cheshire CW5 5JR) is subject to an assured shorthold tenancy which commenced on 3rd January 2022. The original contractual tenancy was for a fixed term of 6 months. A statutory periodic tenancy arose on 3rd July 2022. It appears to be the case (confirmed by the tenant on the inspection) that the date on which rent is to be paid was varied by agreement of the parties to the 8th of each calendar month.
7. This application arises in consequence of service of a section 13 HA 1988 notice by the Respondent dated 19th February 2025. The notice proposed a new rent of £1325.00 per calendar month, to take effect from 8th April 2025, in place of the (then) current rent of £995.00 per calendar month.

Issues

8. The following issues were identified for determination by the Tribunal:
 - a. The market rent for the property which could be achieved if it were in good letting order;
 - b. Whether there were any matters which made it appropriate to reduce the market rent, and, if so;
 - c. The amount of any deductions from the market rent;
 - d. The rent to be applied to the property in the light of any deductions;
 - e. The commencement date for the rent, including potential undue hardship to the tenant.

Relevant Evidence and the Tribunal's Conclusions on the Issues

Description

9. The property is 2-storey semi-detached house built in the 1930s occupying a corner plot. The front garden is covered with stone gravel and could accommodate 4 cars. There is a garden the rear and side.

10. The roof is double pitched with a hip and covered with clay tiles. The walls are of rendered cavity brickwork and the windows are uPVC framed with double glazing.
11. The accommodation comprises:
 - a. Ground Floor: hall, cupboard, living room, dining kitchen, side vestibule. The dining kitchen has patio doors leading to the rear garden.
 - b. First Floor: 2 x double bedrooms, 1 x single bedroom, bathroom/w.c. with shower cubicle in addition to the bath.
 - c. The landlord provides carpets/floor coverings, curtains/blinds oven and hob. The tenant provides fridge freezer and washing machine
 - d. There are several missing and dislodged roof tiles and the bath cannot be used due to water leakage. The internal doors need re-hanging, the upstairs carpets re-fitting and curtain rails provided to the ground and first floor bay windows.

Market Rental Evidence

12. The Tribunal considered the evidence submitted by both parties (landlord representations by letter dated 22nd September 2025, tenant representations by letter date 15th September 2025) and relied on its own knowledge of rental values in Nantwich.

Conclusion

13. The Tribunal concluded that the open market rent for the property in good condition would be £1150.00 per calendar month but, after making deductions in relation to the matters detailed above (tenant provided furnishing, landlord neglect, and necessary improvements), concluded the appropriate rent determined in accordance with section 14 Housing Act 1988 is £1050.00 per calendar month.
14. No evidence of "*undue hardship to the tenant*" within the meaning of section 14(7) Housing Act 1988 was submitted and the rent therefore applies with effect from the beginning of the new period specified in the section 13 Notice, 8th April 2025.