



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

Case Reference	BIR/OOCN/MNR/2025/0810
Property	126 Coles Lane Sutton Coldfield B72 1NP
Tenant	Dorothy Ann Hughes
Tenant's Representative	None
Landlord	Mrs I Mills
Landlord's Address	The Sycamores, Stud Farm Drive Bonehill Tamworth B78 3HS
Landlord's Representative	Mr P Mills
Date of Application	30 September 2025
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Nicholas Wint FRICS – Chair Ian Humphries FRICS
Date of Decision	11 February 2026
Rent Determined	£800.00 per calendar month
Date the new rent takes effect	16 October 2025

REASONS FOR THE DECISION

Background

1. The Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £800 per calendar month(pcm) in place of the existing rent of £750 pcm to take effect from 16 October 2025.
2. On 30 September 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.
3. The assured tenancy commenced on 16 July 1990. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. As per section 11 of the Landlord and Tenant Act 1985.

Liability for Council Tax

5. The Tenant is responsible for the payment of Council Tax in respect of the Property.
6. The rent determined is exclusive of Council Tax.

Inspection/Hearing

7. Neither party requested an inspection or a hearing.
8. The Tribunal considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise.

The Property

9. The Property is a semi-detached house and provides the following accommodation:

Internal: Living room, kitchen/ diner, bathroom, three bedrooms.

Outside: Garden and outbuildings.

The Property benefits from central heating and double glazing. The Landlord confirmed the Tenant had erected the garage and the Tenant advised it had deteriorated and was no longer accessible.

The Tenant has provided all the carpets and curtains and white goods. The Tenant also stated that she replaced the washing machine, microwave and dining room carpet.

Evidence

10. Both the Tenant and the Landlord returned the Tribunal's Reply forms.

The Tenant

11. The Tenant submitted a form detailing the accommodation and alterations carried out.
12. No other details, comparable evidence or information was included.

The Landlord

13. The Landlord similarly submitted details of the accommodation and referred to some alterations carried out by the Tenant.

Determination and Valuation

14. In the absence of any comparable evidence from the parties, the Tribunal had regard to its own expert, general knowledge of rental values in the area.
15. The Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £800pcm.
16. This is the rent we would expect the property to let for in the open market if it was in the same general condition as other properties that are offered to let in the market.
17. The Tribunal found that no adjustments were necessary for the condition of the Property but made an adjustments for the carpets and curtains and white goods and some of the improvements provided by the Tenant compared to the evidence.
18. The Tribunals full valuation is shown below:

Starting Rent	<u>£850.00</u> pcm
<u>Less</u> <i>Adjustments for condition and improvements</i>	<u>£50.00</u>
Market rent	£800.00 pcm

Undue hardship

12. The new rent takes effect from the date specified in the Landlord's Notice of Increase unless that would cause undue hardship to the tenant. In cases of undue hardship, the Tribunal has a discretion to fix a later starting date up to the date a Tribunal makes its determination.
13. No application was made by the Tenant in this respect.
14. As a result of our decision the rent will increase by £50 per month. The date specified in the landlord's notice was 16 October 2025 and accordingly sets the starting date for the new rent as at this date.

Decision

15. Therefore, the Tribunal determines the market rent at £800 per calendar month with effect from 16 October 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.