

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	CAM/42UD/MNR/2026/0028
Property	37 Old Foundry Road, Ipswich, IP4 2AH
Tenant	Mandy Spooner
Tenant's Representative	
Landlord	Marchdell Ltd
Landlord's Address	
Landlord's Representative	
Date of Application	9 February 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Judge Virginia Lloyd Mr Roland Thomas, MRICS
Date of Decision	18 May 2026
Rent Determined	£800.00 per calendar month
Date the new rent takes effect	8 March 2026

REASONS FOR THE DECISION

Background

1. On 20 January 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £800.00 per calendar month (pcm) in place of the existing rent of £550.00pcm to take effect from 8 March 2026.
2. On 9 February 2026, 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 8 November 2010 for a term of 6 months. The rental period is a monthly statutory periodic tenancy.

Allocation of Repairs between Landlord and Tenant

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

Services Charges or furniture provided by Landlord and the costs relating to the same

5. There are no service charges payable under the tenancy and no furniture provided by the Landlord.

Liability for Council Tax

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

Inspection/Hearing

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

The Property

8. The Property is a terraced house offering two bedrooms, a living room, a kitchen and a bathroom. It is of traditional brick and tile construction. Outside, there is a small garden and off-road parking. The Property benefits from gas / central heating.

9. The Property is situated close to Ipswich town centre and Christchurch Park, in an area with residential and mixed properties. It is located approximately ¾ mile from the main railway station.

Evidence

The Tenant

10. In her application, the Tenant stated that she had installed fencing around the small garden. She had also added an electric hob, replaced flooring in the kitchen, bathroom, hallway and stairs and had replaced the bathroom taps.
11. In the Tenant's correspondence with the Landlord dated 22 January 2026, she referred to the properties at nos. 31 and 33 Old Foundry Road having had extensive renovations in recent years to both their interior and exterior, in comparison to the repairs to the subject Property which had been "*necessary*".
12. The Tenant provided photographic evidence of the fencing around the garden that she had installed, together with evidence of some spalling of render to the brickwork around a window, and minor scuffing to woodwork surrounding a doorway.

The Landlord

13. In their reply form, the Landlord referred to two comparable properties that they managed in Old Foundry Road which did not include off road parking, and which were each let for £800pcm. They stated that the subject Property benefitted from off road parking.
14. In addition, they provided search results for six other comparable properties advertised on Rightmove for 2-bedroomed, terraced properties in the locality, with rental asking prices of between £900pcm and £1,000pcm.
15. The Landlord stated in their reply form that the rent has not increased since March 2020 as a result of the Tenant being in rent arrears, and that they had allowed her to reduce her rents arrears to nil before proposing an increase to the rent. A tenant statement dating from 8 December 2019 to 2 March 2026 details continuing rent arrears until August 2025.

Determination and Valuation

16. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Landlord, the Tribunal considers that the market

rental of the subject Property modernised and in reasonable condition would be in the order of **£800pcm**. 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 the Property, unfurnished and with white goods and curtains provided by the Landlord.

17. The Tribunal notes that the two comparable properties on Old Foundry Road are in close proximity to the subject Property, each let at a rent of £800pcm and that they do not include off road parking as per the subject Property. The Tribunal has not made any adjustments for the condition of the Property as the spalling around the brickwork and minor scuffing to the woodwork are not deemed reasonably likely to affect the Tenant's enjoyment of the Property. The Tribunal did not have photographic evidence of these two comparable properties.

Decision

18. Therefore, the Tribunal determines the market rent at £800 per calendar month with effect from 8 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.