



FIRST - TIER TRIBUNAL  
PROPERTY CHAMBER  
(RESIDENTIAL PROPERTY)

Case Reference : BIR/OOCN/MNR/2026/0062

Property : Flat 7, 6 Midland Croft, Kitts Green,  
Birmingham, West Midlands, B33 0AW

Tenant : Aqib Ali Raja

Landlord : Midland Heart

Landlord's agent :

Date of application : 10<sup>th</sup> March 2026

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

Tribunal Members : T W Jones FRICS  
K Bentley

Date of Decision : 21<sup>st</sup> May 2026

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DECISION

The Tribunal determines a rent of £150 (One Hundred and Fifty Pounds) per week with effect from 6<sup>th</sup> April 2026

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REASONS FOR THE DECISION

## Background

1. On 23<sup>rd</sup> February 2026 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £143.03 per week in place of the existing rent of £138.05 per week to take effect from 6<sup>th</sup> April 2026.
2. On 10<sup>th</sup> March 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.

## 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 considered the written submissions provided by the Tenant and the Landlord. From the brief information provided it appears that the subject property is a first floor one-bedroom apartment benefiting from a communal garden.
5. The property is let on an Assured Shorthold Tenancy incorporating standard repairing obligations. The Tenant states that the property was let unfurnished without carpets which he fitted at his expense. He also submits that he decorated the property throughout.
6. The Landlord did not submit any supporting evidence including market lettings of comparable properties to support their proposed rent increase.
7. The Tenant provided details within his submission of a Birmingham City Council Rent Variation Notice on 4 Rudyard Grove, Birmingham. B33 9RF indicating a rent of £97.66 from 6 April 2026 and a further Birmingham City Council Rent Variation Notice on Flat 4, 540 Heath Way, Birmingham B34 6RX indicating a rent of £121.94 from 6 April 2026.
8. The Tenant further submitted a request that the Tribunal consider whether the service charges were reasonable, properly evidenced and correctly applied in respect of the tenancy agreement and relevant regulatory requirements.
9. No submissions were made by either party regarding the current condition of the property.

## Determination and Valuation

10. The Tribunal do not have the authority to consider the service charge element of the lease as requested by the Tenant and outlined in paragraph 8 above. The Tribunal's sole authority is to determine the open market rent of the subject property.
11. Having considered the comparable evidence provided by the Tenant and of 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 £150 per week.
12. The Tribunal consider that no adjustments should be made to the market rent.

## Decision

13. 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 £150 per week with effect from 6<sup>th</sup> April 2026.

Chairman:



Date: 21<sup>st</sup> May 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**

Flat 7, 6 Midland Croft, Kitts Green, Birmingham, West Midlands, B33 0AW

**The Tribunal members were**

T W Jones  
K Bentley

**Landlord**

Midland Heart

**Address**

20 Bath Row, Birmingham. B15 1LZ

**Tenant**

Aqib Ali Raja

1. The rent is:

£150

Per

week

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

2. The date the decision takes effect is:

6<sup>th</sup> April 2026

3. The amount included for services is not applicable

Per

4. Date assured tenancy commenced

14<sup>th</sup> April 2022

5. Length of the term or rental period

12 months

6. Allocation of liability for repairs

Landlord and Tenant Act 1985

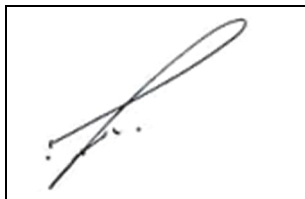
7. Furniture provided by landlord or superior landlord

None

8. Description of premises

First floor one bedroom apartment benefiting from a communal garden

**Chairman**



**Date of Decision**

21<sup>st</sup> May 2026