



FIRST - TIER TRIBUNAL  
PROPERTY CHAMBER  
(RESIDENTIAL PROPERTY)

Case Reference : BIR/41UB/MNR/2026/0057

Property : Room 4, 52 Church Street Chadsmoor,  
Cannock WS11 2DW

Tenant : Atlanta Davies

Landlord : Limestone Trading Ltd

Landlord's agent :

Date of application : 4<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 £520 (Five Hundred and Twenty Pounds) per calendar month with effect from 21<sup>st</sup> May 2026

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## REASONS FOR THE DECISION

### Background

1. On 26<sup>th</sup> January 2026 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £685 per calendar month in place of the existing rent of £500.00 per calendar month to take effect from 5<sup>th</sup> March 2026.
2. On 4<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 single bedroom in a house of multiple occupancy (HMO) with shared living room, kitchen and bathroom.
5. The property is let on an Assured Shorthold Tenancy incorporating standard repairing obligations. The Tenant states that the property was let unfurnished.
6. The Landlord did not submit any supporting evidence including market lettings of comparable properties to support the proposed rent increase.
7. The Tenant indicated that the advertised rent for a furnished double bedroom with ensuite in good condition and in the same postcode area was approximately £625 per month.
8. The Tenant submitted that no repairs had been carried out by the Landlord during the term of the tenancy and currently the boiler does not work and the shower leaks.

### Determination and Valuation

9. 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 tenable condition would be £520 per calendar month.

10. The Tribunal consider that no adjustments should be made to the market rent.

#### Decision

11. 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 £520 per calendar month with effect from 5<sup>th</sup> March 2026.

#### Hardship

12. The Tenant raises hardship in their submissions. Accordingly, the Tribunal directs the new rent of 5<sup>th</sup> March 2026 to take effect from 21<sup>st</sup> May 2026 this being the date of the Tribunal.

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**

Room 4, 52 Church Street  
Chadsmoor, Cannock WS11 2DW

**The Tribunal members were**

T W Jones  
K Bentley

**Landlord**

Limestone Trading Ltd

**Address**

61 Bridge Street, Kington. HR5 3DJ

**Tenant**

Atlanta Davies

1. The rent is:

£520

Per

month

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

2. The date the decision takes effect is:

21<sup>st</sup> May 2026

3. The amount included for services is not applicable

Per

4. Date assured tenancy commenced

5<sup>th</sup> June 2025

5. Length of the term or rental period

6 months

6. Allocation of liability for repairs

Landlord and Tenant Act 1985

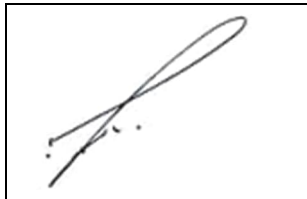
7. Furniture provided by landlord or superior landlord

None

8. Description of premises

Single bedroom in a house of multiple occupancy (HMO) with shared living room, kitchen and bathroom

**Chairman**



**Date of Decision**

21<sup>st</sup> May 2026