



FIRST - TIER TRIBUNAL  
PROPERTY CHAMBER  
(RESIDENTIAL PROPERTY)

Case Reference : BIR/OOCN/MNR/2026/0047

Property : 47 Clarence Road, Sparkhill,  
Birmingham. B11 3LD

Tenant : Charlene Walcott

Landlord : Navinder Ropra

Landlord's agent :

Date of application : 14<sup>th</sup> February 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 £1200 (One Thousand Two Hundred Pounds) per calendar month with effect from 21<sup>st</sup> May 2026

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## REASONS FOR THE DECISION

### Background

1. On 4<sup>th</sup> February 2026 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1250 per calendar month in place of the existing rent of £640 pcm to take effect from 4<sup>th</sup> March 2026.
2. On 14<sup>th</sup> 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.

### 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 mid-terrace 3-bedroom & 3-reception room dwelling house with garden located in a residential area of similar such properties.
5. The property is let on an Assured Shorthold Tenancy incorporating standard repairing obligations. The Tenant refers to repairs undertaken by and paid for by her in her submission.
6. The Landlord, submitted to the Tribunal details of comparable properties and letting information of similar properties in the locality together with a letting agent's property summary with recommended rental value. No comparable letting information was submitted by the Tenant.
7. No submissions were made by either party regarding the current condition of the property.

### Determination and Valuation

8. Having considered the comparable evidence provided by the Landlord 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 in the region of £1200 per calendar month.
9. The Tribunal consider that no adjustments should be made to the market rent.

## Decision

12. 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 £1200 per calendar month with effect from 4<sup>th</sup> March 2026.

## Hardship

9. The Tenant raises hardship in their submissions. Accordingly, the Tribunal directs the new rent of £1200 per calendar month 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**

47 Clarence Road, Sparkhill, Birmingham. B11 3LD

**The Tribunal members were**

T W Jones  
K Bentley

**Landlord**

Navinder Ropra

**Address**

129 Yoxall Road, Shirley, West Midlands. B90 3RW

**Tenant**

Charlene Walcott

1. The rent is:

£1200

Per

calendar 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

4<sup>th</sup> September 2012

5. Length of the term or rental period

6 months

6. Allocation of liability for repairs

Landlord and Tenant Act 1985

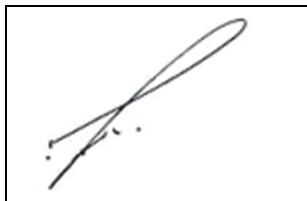
7. Furniture provided by landlord or superior landlord

None

8. Description of premises

Mid-terrace 3-bedroom & 3-reception room dwelling house with garden

**Chairman**



**Date of Decision**

21<sup>st</sup> May 2026