



FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference : BIR/00CN/MNR/2026/0126

Property : Flat 6, 146 Middleton Hall Road,
Cotteridge, Birmingham, B30 1DN

Tenant : Benjamin O' Hare

Landlord : Daniel Kennedy

Landlord's agent :

Date of application : 9th May 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 : 16th June 2026

DECISION

The Tribunal determines a rent of £720 (Seven Hundred and Twenty Pounds) per calendar month with effect from 16th June 2026

REASONS FOR THE DECISION

Background

1. On 1st April 2026 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £750 per calendar month in place of the existing rent of £490 pcm to take effect from 10th May 2026.
2. On 9th May 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 apartment with accommodation comprising entrance hallway, living room, kitchenette, bedroom, and bathroom together with shared lower ground floor washer and dryer facilities the property forming part of a 3-storey detached Victorian residence situated in the South Birmingham suburb of Cotteridge which in turn is located approximately 4 miles south of Birmingham city centre.
5. The property is let on an Assured Shorthold Tenancy incorporating standard repairing obligations.
6. The Tenant submitted details including photographic evidence of what they consider to be repairs required to the property also identifying the "dated" nature of the accommodation.
7. The Tenant further submitted to the Tribunal details of comparable properties and letting information of similar properties in the locality of between £425 and £625 per calendar month.
8. The Landlord submitted that the average rent for a 1 bed apartment within a 1.45-mile radius of the property was £789 per calendar month and that flats achieving below £750 per calendar month were units above shops or micro flats. In addition, the Landlord accepted the dated condition of the property but suggested that if it were refurbished to a higher standard it would comfortably achieve £900 per calendar month.

9. The Landlord, submitted to the Tribunal details of what they considered to be comparable properties offered to let in the locality ranging from £550 per calendar month to £1200 per calendar month.

Determination and Valuation

10. Having considered the comparable evidence provided by the Landlord and Tenant together with our own expert knowledge of rental values in the area, we consider that the open market rent for the property in its current state of repair and condition to be fairly represented by the sum of £720 per calendar month.

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 £720 per calendar month with effect from 10th May 2026.

Hardship

12. The Tenant raises hardship in their submissions. Accordingly, the Tribunal directs the new rent of £720 per calendar month to take effect from 16th June 2026 this being the date of the Tribunal.

Chairman:



Date: 16th June 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 6, 146 Middleton Hall Road,
Cotteridge, Birmingham, B30
1DN

The Tribunal members were

T W Jones
K Bentley

Landlord

Daniel Kennedy

Address

Temple Row House, 369 City Road, Edgbaston,
Birmingham. B16 0NB

Tenant

Benjamin O' Hare

1. The rent is:

£720

Per

calendar
month

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

2. The date the decision takes effect is:

16th June 2026

3. The amount included for services is not
applicable

Per

4. Date assured tenancy commenced

10 October 2017

5. Length of the term or rental period

monthly

6. Allocation of liability for repairs

Landlord and Tenant Act 1985

7. Furniture provided by landlord or superior landlord

None

8. Description of premises

One bedroom apartment.

Chairman



Date of Decision

16th June 2026