

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	BIR/37UE/MNR/2025/0799
Property	66 Calverton Avenue Carlton Nottingham NG4 1ND
Tenant	Heather Holmes
Tenant's Representative	None
Landlord	Catherine McCrorie
Landlord's Address	2 Church View Bilsthorpe NG22 8TB
Landlord's Representative	DMW Property Services
Date of Application	2 November 2025
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Nicholas Wint FRICS – Chair Neil Atherton MRICS
Date of Decision	18 June 2026
Rent Determined	£800.00 per calendar month
Date the new rent takes effect	15 September 2025

REASONS FOR THE DECISION

Background

1. The Landlord served a notice dated 13 August 2025 under Section 13(2) of the Housing Act 1988 which proposed a new rent of £850 per calendar month(pcm) in place of the existing rent of £450 pcm to take effect from 15 September 2025.
2. On 8 September 2025, 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 6 April 2023. The rental period is monthly.

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 (other than carpets and curtains and white goods specified below) and the costs relating to the same

5. None

Liability for Council Tax

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

Any other terms of the tenancy taken into consideration in determining the rent

8. None

Inspection/Hearing

9. Neither party requested an inspection or a hearing.
10. The Tribunal considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise.

The Property

11. The Property is a semi-detached house that provides the following accommodation:

Internal: Living room, kitchen, 3 Bedrooms and a bathroom.

Outside: Garden.

The Property benefits from central heating, double glazing and carpets and curtains. The Property also includes a cooker.

Evidence

12. The Landlord completed and returned the Tribunal's Reply form and provided a number of comparable properties for the consideration of the Tribunal.
13. The Tenant did not complete and return a Reply form but submitted an email dated 8 September 2025 explaining her position.

The Tenant

14. The Tenant submitted that she had lived at the Property for 15 years during which time the rent had remained the same - £450pcm.
15. During that period, the Tenant stated the Landlord had not undertaken any work to the Property until they appointed an agent to act on their behalf who undertook a gas safety and electric check. The Tenant stated various works were necessary and was advised by the Landlord that the rent would not increase until these were completed.
16. The Tenant advised that a plug socket is broken in the living room, the kitchen ceiling is falling down, there is a leak in the bathroom and they were informed that the Landlord would be installing double glazed windows.
17. The Tenant also advised that she was recently diagnosed with a neurological disorder.

The Landlord

18. The Landlord submitted details of the following comparable evidence:

60 Calverton Avenue Carlton – 3 bed semi-detached house let at £1100pcm
Mickleborough Ave – 2 bed mid-terraced house at £875pcm

Landmere Gardens Mapperley – 2 bed town house at £900pcm
 Mickleborough Ave – 2 bed house at £865pcm
 Fairmead Close Nottingham – 2 bed town house at £895pcm
 Owsell Close Nottingham – 3 bed house at £1100pcm
 Swallow Gardens Carlton – 2 bed terraced house at £900pcm
 Mickleborough Ave – 2 bed semi-detached house at £895pcm
 Landmere Gardens – 2 bed house at £950pcm
 Landmere Gardens – 2 bed house at £975pcm
 Ebony Walk Nottingham – 3 bed semi-detached house at £1300pcm
 9 Ethel Avenue Nottingham – 5 bed detached house at £2750pcm
 Hallam Road Mapperley – 2 bed semi-detached house at £825pcm

Determination and Valuation

19. The Tribunal had regard to the submissions and evidence and to its own expert general knowledge of rental values in the area.
20. The Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £850pcm. 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 other properties that are offered to let in the market.
21. The Tribunal found it necessary to make an adjustment for the condition of the Property compared to the evidence based on the information provided.
22. The Tribunals full valuation is shown below:

Starting Rent	<u>£850.00pcm</u>
<i><u>Less</u> Adjustments for condition</i>	<u>£50.00</u>
Market rent	£800.00 pcm

Undue hardship

23. The new rent takes effect from the date specified in the Landlord's Notice of Increase unless that would cause undue hardship to the tenant. In cases of undue hardship, the Tribunal has a discretion to fix a later starting date up to the date a Tribunal makes its determination.
24. The Tenant did not make an application in this respect.
25. The Tribunal sets the starting date for the new rent as at the date of the Notice being 15 September 2025.

Decision

26. The Tribunal determines the market rent at £800 per calendar month with effect from 15 September 2025.

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.