

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	CAM/00MB/MNR/2026/0062
Property	79 Fallows Road Reading RG7 4GU
Tenants	Anthony Cherowbrier
Tenant's Representative	None
Landlord	Stonewater Limited
Landlord's Address	Suite C Lancaster House Grange Business Park Enderby Road Whetstone Leicester LE8 6EP
Landlord's Representative	None
Date of Application	24 th March 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	I R Perry FRICS Ms S Johnson
Date of Decision	22 nd June 2026
Rent Determined	£162.69 pw plus £35.42 service charge. The Landlord is not obliged to charge this higher rent.

Date the new rent takes effect	6 th April 2026
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REASONS FOR THE DECISION

Background

1. On 16th February 2026 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £175.87 per week ("pw"), including £35.42 pw for services, in place of the existing rent of £150.48 pw, including £16.46 pw for services.
2. The rent net of services is presently £134.02 pw and will rise to £140.45 pw.
3. Market rents are normally expressed on a monthly basis. The rent excluding services is £580.75 per calendar month ("pcm") and will rise to £608.62 pcm
4. 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.
5. The assured tenancy commenced on 28th November 2007.

Allocation of Repairs between Landlord and Tenant.

6. The Landlord is responsible for repairs.

Services Charges or furniture provided by Landlord (other than carpets and curtain and white goods specified below) and the costs relating to the same.

7. Estate running costs including fire equipment maintenance, grounds maintenance and building maintenance

Liability for Council Tax

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

The Property

9. The Property is stated to be a modern first floor flat within a purpose-built block. The flat itself comprises a hall, living/dining room, kitchen, bedroom and bathroom. There are shared estate gardens, a bin store and bike store.

Evidence

10. The Tenant provided an application form for a market rent determination, and the Landlord provided a landlord's reply form for market rent decision.

The Tenant.

11. The Tenant made the following submissions/comments:
 - a) The property has gas-fired central heating and double glazing. The flat has carpet throughout except for the kitchen and bathroom which are vinyl.
 - b) He suggests the rent should be £150 pw.
 - c) The Tenant is a single person living by himself and does not want an unreasonable rent increase.

The Landlord

12. The Landlord made the following submissions/comments:
 - a) All repairs are the responsibility of the Landlord
 - b) The Tenant provides carpets.
 - c) The rent has been set based on the Social Rent for this home.
 - d) The combined rent and service charge are significantly below an open market rent.

Determination and Valuation

13. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Landlord's Agent, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £800 pcm.
14. 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 the comparable properties including having white goods, flooring and curtains provided by the landlord, and the landlord responsible for estate and building costs.

15. From this level of rent, the Tribunal has made adjustments in relation to the following:

- a) The Tenant's provision of white goods.
- b) The Tenant's provision of carpets and curtains.
- c) The Tenant's payment of service charge.

The full valuation is shown below:

Starting Rent		<u>£800</u> pcm
<u>Less</u>		
a)	Items given under a) above	£30
b)	Items given under b) above	£30
c)	Items given under c) above	£35
		<u>£95</u>
Market rent		£705 pcm
Undue hardship		

12. 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.

13. The Tenant stated that an increase would cause hardship, but provided no supporting evidence. The Tribunal is therefore not satisfied that the statutory test for undue hardship is met.

Decision

14. Therefore, the Tribunal determines the market rent at £705 pcm equating to £162.69 pw with effect from 6th April 2026, this being the date specified in the Notice.

15. In addition to this open market rent the Tenant is responsible for the service charge of £35.42 pw, a total of £198.11 pw.

16. The market rent is higher than the social rent proposed by the Landlord. The Landlord is not obliged to charge this higher rent.

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.