

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	BIR/OOFY/MNR/2026/0086
Property	Flat 3 5 Mapperley Park Road Nottingham NG8 5BX
Tenant	Natalia Dubiel
Tenant's Representative	
Landlord	MR R T Lawless
Landlord's Address	568 Mansfield Road Nottingham NG5 2FS
Landlord's Representative	Northwood Estate Agents
Date of Application	20 th March 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr G S Freckelton FRICS (Chairman) Mr D Douglas
Date of Decision	7 th July 2026
Rent Determined	£635.00 per calendar month
Date the new rent takes effect	21 st March 2026

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 £700.00 per month in place of the existing rent of £600.00 to take effect from 21st March 2026.
2. On 20th 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.
3. The assured tenancy commenced on 21st February 2025 for a term of six months. 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. The rent determined is exclusive of Council Tax.

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

7. None.

Inspection/Hearing

8. Neither party requested an inspection or an oral hearing. The Tribunal has considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise.
9. Based on the papers provided the Tribunal understands that the property is a second floor flat comprising an entrance corridor, bathroom with shower, living room, kitchen and bedroom. There is double glazing, carpet or vinyl to the floors and electric heaters.

Evidence

10. The Tribunal has considered the written submissions provided by the tenant and the landlord.
11. The tenant submits:
 - a) That the proposed increase is excessive and does not reflect the condition of the property.
 - b) Other nearby flats are offered at similar or slightly higher rentals but are in better condition with white goods.
 - c) There is mould in the flat. This affects clothing and is affecting her wellbeing.
 - d) There is no washing machine.
 - e) The communal areas are not maintained or cleaned.
 - f) The tenant submitted photographs showing the interior of the flat, common areas and exterior.
12. The tenant submits the following as comparable evidence:
 - a) White Lion, 43 Carlton Road, Nottingham – a one-bedroom studio offered at £650.00 per month.
 - b) Woodborough Road, Nottingham – a one-bedroom flat offered at £595.00 per month.
 - c) Chestnut Grove, Mapperley Park, Nottingham – a one-bedroom flat offered at £625.00 per month.
13. In response the landlord submits:
 - a) That they are prepared to agree to increase the rent by £35,00 per month.
14. In response to the landlords reply the tenant submits that an increase of £35.00 per month was more suitable than the original increase proposed of £100.00 per month.

Determination and Valuation

15. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Landlord, the Tribunal considers that the market rental of the subject Property would be in the order of £635.00 per month. This is the rent we would expect the property to let for in the open market in the condition as described.

Decision

16. 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 £635.00 per month with effect from 21st March 2026.

Chairman: G S Freckelton FRICS

Date: 7th July 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.