

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	CAM/OOMG/MNR/2026/0099
Property	148 Eredine Crescent Milton Keynes MK5 6GZ
Tenant	Lik San Alexander
Tenant's Representative	
Landlord	Heritage FL Single Family Homes Limited
Landlord's Address	c/o 8th Floor Platform Building New Station Street Leeds LS1 4JB
Landlord's Representative	Allsop Letting & Management
Date of Application	30th April 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) Mrs K Bentley
Date of Decision	16th July 2026
Rent Determined	£2,050.00 per calendar month
Date the new rent takes effect	2nd May 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 £2,125.00 per month in place of the existing rent of £2,000.00 to take effect from 2nd May 2026.
2. On 30th April 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 2nd May 2025 for a term of twelve 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 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. The Property is a semi-detached house offering the following accommodation:

Ground Floor: Hall, lounge, dining kitchen and cloakroom with W.C.

First Floor: Landing, double bedroom 1 with en-suite bathroom, double bedroom 2, single bedroom 3 and family bathroom.

Outside: Garden.

The Property benefits from gas fired central heating and is double glazed.

Evidence

10. The tenant submits:
 - a) That on Rightmove, exactly the same type of property is advertised at £2,015.00 per month. This is for a brand-new home which should be higher than the subject property.
 - b) A screenshot of the Rightmove advert was submitted.
 - c) That the rent should be £2,000.00 per month.
11. The landlord submits:
 - a) That the house type is known as 'The Oakwood'.
 - b) That there have been five tenancy renewals between April 2026 – July 2026 at rents between £2,125.00 - £2,150 per month.
12. In response, the tenant submits:
 - a) He is unable to verify the landlord's submission regarding recent tenancy renewals.
 - b) Having checked on Rightmove again there was evidence of comparable semi-detached properties within Shenley Wood at rents below £2,050.00 per month.
 - c) The tenant attached details from Rightmove. One of the properties also offered 'One Month Rent Free'.
13. The tribunal considered the written submissions provided by the parties.

Determination and Valuation

14. 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 modernised and in good order would be in the order of £2,050.00 per month. 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.

Decision

15. 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 £2,050.00 per month with effect from 2nd May 2026.

Undue Hardship

16. 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.
17. The Tenant has not asked the Tribunal to fix a later starting date in this case.

Chairman: G S Freckelton FRICS

Date: 16th 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.