

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	CAM-00KC-MNR-2026-0098
Property	3 Colston Rise, Ampthill, MK45 2GN
Tenant	Alexander Currie
Tenant's Representative	None
Landlord	Patricia Tollman
Landlord's Address	Latrobe House, 21 St Cuthberts Street, Bedford, MK40 3JB,
Landlord's Representative	David Young – Price Wallace LTD
Date of Application	30/04/2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Judge Alice Holtom Patrick McGreal MRICS
Date of Decision	9 July 2026
Rent Determined	£1, 150 pcm
Date the new rent takes effect	19 June 2026

REASONS FOR THE DECISION

Background

1. On 24 April 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1300 per calendar month (pcm) in place of the existing rent of £1,095 pcm to take effect from 19 June 2026.
2. On 30 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 19 April 2025 for a term of 6 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 curtain 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.

The Property

9. The Property is a first floor flat within a three-storey block offering the following accommodation:

The property benefits from central heating, double glazing, carpet in bedrooms and laminate flooring in all other areas. The kitchen has an integrated hob, oven and fridge/Freezer.

The property is situated in a modern housing development on the outskirts of Ampthill.

Evidence

10. The Landlord did not submit a Reply to the Tenant's application.

The Tenant.

11. The Tenant made the following comments:
- a) The proposed increase in rent is 18.7% after one year and the proposed increase does not represent the market rate for the area.
 - b) Within the MK45 postcode area, a number of two-bedroom flats at The Hawthorns, Flitwick, are currently available to let. These properties are comparable to the subject property in terms of layout, size and overall style, and are being marketed at asking rents ranging from £1,100 to £1,200 pcm.
12. In terms of rental evidence, the Tenant provided evidence of properties advertised on *Rightmove* including two 2-bedroom flats located in The Hawthorns advertised for £1100 and a further two 2-bedroom flats in the same location for £1,200 pcm.

The Landlord

13. The Landlord did not provide any comparables.

Determination and Valuation

14. The Tribunal has considered the Tenant's comments and the rental evidence relied upon. The Tenant has referred to comparable properties which are broadly similar in size, accommodation and character to the subject property. While differences in location and other attributes are acknowledged, the Tribunal is satisfied that the evidence provides a reasonable indication of prevailing market rental levels within the locality.
15. The Tenant has proposed a rent of £1,150 per calendar month, representing an increase of approximately 5% over the preceding twelve-month period. In support of this figure, the Tenant has provided details of three comparable properties advertised at rents between £1,100 and £1,200 per calendar month. In the absence of any alternative comparable evidence from the landlord, the Tribunal considers the proposed rent to be realistic and broadly supported by the available market evidence.

16. Relying on its own expertise, general knowledge of rental values in the area, and the comparables provided by the Tenant, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £1,150 pcm. 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 and curtains provided by the landlord. The Tribunal therefore determines the market rent at £1,150 per calendar month.

The full valuation is shown below:

Starting Rent	<u>£1,095</u> pcm
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Market rent	£1150 pcm
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Decision

12. Therefore, the Tribunal determines the market rent at £1150 per calendar month with effect from 19 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.