

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	CAM/12UB/MNR/2026/0095
Property	4 Market Rise Cherry Hinton Road Cambridge CB1 7DZ
Tenant	Molly Kariuki
Tenant's Representative	
Landlord	Places for People Living Plus
Landlord's Address	c/o 2 Crescent Office Park Clarks Way Bath BA2 2AF
Landlord's Representative	Touchstone CPS
Date of Application	30th 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) Mrs S Sohota
Date of Decision	12th June 2026
Rent Determined	£885.00 per month
Date the new rent takes effect	12th June 2026

REASONS FOR THE DECISION

Background

1. On 18th February 2026 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £903.99 per month in place of the existing rent of £847.84 per month to take effect from 1st April 2026.
2. On 30th 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 is understood to have commenced on 9th July 2008 by way of a 'Key Worker Tenancy Agreement' for an initial term of one week. The rental period was originally weekly but is now understood to be 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. There is cleaning of communal hallway and stairs included in the rent.

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 considered this case on the basis of the papers provided by the parties and having regard to its own knowledge, expertise and online research.
9. The Property is a first floor flat offering the following accommodation:

Living Room, kitchen, one bedroom, and bathroom. Central heating.

Evidence

10. The Tribunal has considered the written submissions provided by the Tenant and the Landlord.
11. The tenant submits:
 - a) That a faulty radiator reported in November 2025 was not repaired until March 2026.
 - b) A problem with the rear entrance door was reported in March 2024 and took some 18 months to repair.
 - c) Generally, repairs and maintenance were appalling.
 - d) Rain enters the front of the building and skirting boards have fallen off.
 - e) Another tenant had carried out repairs to the stairs because it took so long for the Landlord to attend to them.
 - f) There was a problem of antisocial behaviour.
 - g) There was a smell of drugs entering the property through the vents.
 - h) Maintenance and security should be improved before the rent was increased.
12. The Tenant submitted photographs of the flat and common areas.
13. The landlord submitted a copy of the 'Best Price Guide'. This provided details of the following comparables:
 - a) Hartington Court, Cambridge – one-bedroom flats offered at £1,100.00 and £1,150.00 per month.
 - b) Cherry Hinto Road, Cambridge – a one-bedroom flat above a retail shop offered at £1,050.00 per month.
 - c) Cherry Hinton Road, Cambridge – a second floor flat offered at £920.00 per month.
 - d) Glenalmond Avenue Cambridge – a fully furnished flat share offered at £900.00 per month.

Determination and Valuation

14. Relying on its own expert, general knowledge of rental values in the area, the Tribunal considers that the market rental of the subject Property modernised in good order and including the services provided, would be in the order of £910.00 per month. However, it is apparent from the photographs provided that the common hallway areas require redecoration and there are concerns regarding antisocial behaviour which the Landlord does not appear to have addressed. The Tribunal makes an allowance of £25.00 per month to reflect these items.

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 £885.00 per week with effect from 1st April 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 asked the Tribunal to fix a later starting date in this case. She says the level of increase is too high. The tenant appreciates that rents have to increase but her salary has not increased at the same rate. All the other bills have risen as well. She lives in the property because it is convenient for her work but the increase will make it extremely difficult for her to manage.
18. The Landlord did not respond to the Tenant's application for postponement due to hardship.
19. As a result of our decision the rent will increase considerably. The date specified in the landlord's notice was 1st April 2026. On the basis of the evidence supplied by the Tenant, the Tribunal considers that for the increase to take effect from the date in the Landlord's Notice would cause undue hardship and accordingly sets the starting date for the new rent as 12th June 2026.

Chairman: G S Freckelton FRICS

Date: 12th 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.