

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	BIR/OOCR/MNR/2025/0776
Property	17 Parkhead Road Dudley DY2 8XN
Tenant	Javan Davis
Tenant's Representative	
Landlord	Mrs Rabina Kauser
Landlord's Address	c/o 211-213 Wolverhampton Street Dudley DY1 1ED
Landlord's Representative	Direct Property Lettings and Sales Ltd
Date of Application	24th July 2025
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	17th July 2026
Rent Determined	£950.00 per calendar month
Date the new rent takes effect	28th July 2025

REASONS FOR THE DECISION

Background

1. On 28th June 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £950.00 per month in place of the existing rent of £750.00 to take effect from 28th July 2025.
2. On 24th July 2025, 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 1st February 2016 for an undisclosed term. The rental period is 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. 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, living room, kitchen.

First Floor – landing, three bedrooms, bathroom.

Outside: Garden and off-street parking.

The Property benefits from central heating and double glazing.

White goods are provided by the tenant.

Evidence

10. The tenant submits:
- a) He has decorated the kitchen.
11. The landlord submits:
- a) A new tenancy agreement was sent to the tenant which he has not signed.
 - b) They are awaiting access to take photographs.
 - c) Rental properties of similar specification are offered at rentals from £950.00 - £1,450.00 per month.
 - d) The landlord has recently carried out works at the property in line with the Decent Home Standard set out by the local authority.
12. The landlord submits comparable evidence including:
- a) Cider Bank, Dudley – a three-bedroom detached house offered at £1,095.00 per month.
 - b) Ivanhoe Street Dudley – a three-bedroom end terraced house offered at £950.00 per month.
 - c) Bunns Lane, Dudley – a three-bedroom semi-detached house offered at £1,125.00 per month.
 - d) Blowers Green Road, Dudley – a three-bedroom end terraced house offered at £1,195.00 per month.
 - e) Highfield road, Dudley – a three-bedroom semi-detached house offered at £1,200.00 per month.
 - f) Unknown address in Dudley – a three-bedroom end terraced house offered at £1,450.00 per month.
13. The Tribunal considered the written submissions were 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 £1,000.00 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 provided by the landlord.
15. From this level of rent we have made adjustments in relation to:
- a) white goods fitted by the Tenant.

The full valuation is shown below:

Market Rent	£1,000.00
<u>Less</u>	
Items given under a) above	<u>£50.00</u>
Market Rent	£950.00

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 £950.00 per month with effect from 28th July 2025.

Undue Hardship

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

Chairman: G S Freckelton FRICS

Date: 17th 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.