



**FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference : **MAN/00EW/MNR/2026/0226**

Property : **14 Exeter Place, Blacon, Chester,
Cheshire CH1 5BP**

Tenant : **Natalia Robinson**

Landlord : **Elizabeth Anne Trevor-Jones**

Landlord's agent :

Date of application : **23rd April 2026**

Type of Application : **Determination of a Market Rent
Sections 13 & 14 of the Housing Act
1988**

Tribunal Members : **T W Jones FRICS
S Sohota**

Date of Decision : **25th June 2026**

DECISION

The Tribunal determines a rent of £850 (Eight Hundred and Fifty Pounds) per calendar month with effect from 25th June 2026

REASONS FOR THE DECISION

Background

1. On 17th March 2026 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £875 per calendar month in place of the existing rent of £750 pcm to take effect from 28th April 2026.
2. On 23rd 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.

Inspection

3. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties and having regard to its own knowledge, expertise and online research.

Evidence

4. The Tribunal considered the written submissions provided by the Tenant and the Landlord. From the brief information provided it appears that the subject property is a 3-bedroom mid-terrace house with gardens to front and rear together with front vehicular parking area and located approximately 1.5 miles from Chester town centre.
5. The property was let on an Assured Shorthold Tenancy incorporating standard repairing obligations.
6. The Tenant submits that the property is poorly maintained requiring new carpets, oven and bathroom with the overall condition of the property being poor. Further, the Tenant submits the toilet needs replacing due to leaks, the shower requires replacing the leakage resulting in rotted floorboards and there is a silverfish infestation.
7. The Tenant did not submit any rental evidence or comparable information on property lets.
8. The Landlord made no submission or response to the Tenant's assertion as to the condition of the property or supporting evidence in respect of the proposed new rent of £875 per calendar month.

Determination and Valuation

9. Having considered comparable evidence coupled with our own expert knowledge of rental values in the area, we conclude that the open market rent of the property in good tenable condition to be £1000 per calendar month. From this level of rent we have made adjustments in relation to the repairs required to the property as submitted by the Tenant which were not refuted by the Landlord. We conclude that in its current state of repair and condition the market rent of the property to be fairly represented by the sum of £850 per calendar month.

Decision

10. The Tribunal therefore determines 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 in its current condition to be £850 per calendar month with effect from 28th April 2026.

Hardship

11. The Tenant raises hardship in their submissions. Accordingly, the Tribunal directs the new rent of £850 per calendar month to take effect from 25th June 2026 this being the date of the Tribunal.

Chairman:



Date: 25th 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.

Notice of the Tribunal Decision and Register of Rents under Assured Periodic Tenancies (Section 14 Determination)

Housing Act 1988 Section 14

Address of Premises

**14 Exeter Place, Blacon, Chester,
Cheshire CH1 5BP**

The Tribunal members were

**T W Jones
S Sohota**

Landlord

Elizabeth Anne Trevor-Jones

Address

Four Wynds House, Barrow Lane, Tarvin. CH3 8EN

Tenant

Natalia Robinson

1. The rent is:

£850

Per

**calendar
month**

(excluding water rates and council
tax but including any amounts in
paras 3)

2. The date the decision takes effect is:

25th June 2026

3. The amount included for services is not
applicable

Per

4. Date assured tenancy commenced

5. Length of the term or rental period

6. Allocation of liability for repairs

Landlord and Tenant Act 1985

7. Furniture provided by landlord or superior landlord

None

8. Description of premises

**3-bedroom mid-terrace house with gardens to front and rear together with
front vehicular parking area.**

Chairman



Date of Decision

25th June 2026