



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

**Case Reference** : **BIR/00CU/MNR/2026/0114**

**Property** : **95 Harrison Street, Bloxwich, Walsall,  
WS3 3HN**

**Tenant** : **Patrick Kwaku Garrison**

**Landlord** : **Navine Antonia Newell**

**Landlord's agent** : **Assist A Landlord**

**Date of application** : **27<sup>th</sup> 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** : **25<sup>th</sup> June 2026**

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**DECISION**

**The Tribunal determines a rent of £1200 (One Thousand Two Hundred Pounds) per calendar month with effect from 28<sup>th</sup> May 2026**

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**REASONS FOR THE DECISION**

## **Background**

1. On 21<sup>st</sup> April 2026 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1250 per calendar month in place of the existing rent of £1100 pcm to take effect from 28<sup>th</sup> May 2026.
2. On 27<sup>th</sup> 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 4-bedroom semi-detached house over 3 floors incorporating a loft conversion together with rear garden area.
5. The property was let on a “rolling” Assured Shorthold Tenancy dated 17<sup>th</sup> August 2024 incorporating standard repairing obligations the term commencing 28<sup>th</sup> August 2024 at a rent of £1100 per calendar month.
6. Both Tenant and Landlord agreed in their submissions that the detached outbuilding located to the rear of the garden was specifically excluded from the tenancy agreement and remedial works were required to the boundary fencing as identified in the submitted photographs.
7. The Tenant indicated in their submission that in their opinion the market rent of the property was £1100 per calendar month citing comparable properties in the local area of between £950 and £1100 per month. The tenant did not submit evidence to support their contention.
8. The Landlord referred in their submission to three comparable properties currently on the open market with advertised rents ranging from £1250 to £1400 per calendar month.
9. No further evidence was submitted by Landlord or Tenant.

## Determination and Valuation

10. Having considered the 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 £1250 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, not refuted by the Landlord, together with the exclusion of the outbuilding located at the rear of the garden from the tenancy.

We conclude that in its current state of repair and condition and taking into account the omission of the outbuilding from the tenancy the market rent of the property to be £1200 per calendar month.

## Decision

11. 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 £1200 per calendar month with effect from 28<sup>th</sup> May 2026

Chairman:



Date: 25<sup>th</sup> 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

95 Harrison Street, Bloxwich,  
Walsall, WS3 3HN

The Tribunal members were

T W Jones  
S Sohota

Landlord

Navine Antonia Newell

Address

17 Hamstead Hall Avenue, Birmingham. B20 1HA

Tenant

Patrick Kwaku Garrison

1. The rent is:

£1200

Per

calendar  
month

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

2. The date the decision takes effect is:

28<sup>th</sup> May 2026

3. The amount included for services is not  
applicable

Per

4. Date assured tenancy commenced

28<sup>th</sup> August 2024

5. Length of the term or rental period

6 months

6. Allocation of liability for repairs

Landlord and Tenant Act 1985

7. Furniture provided by landlord or superior landlord

None

8. Description of premises

4-bedroom semi-detached house over 3 floors incorporating loft conversion,  
with garden to the rear and specifically excluding the detached outbuilding.

Chairman



Date of Decision

25<sup>th</sup> June 2026