



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

Case Reference : **BIR/00CN/MNR/2026/0108**

Property : **Apartment 710, 57 Hooper Street,
Birmingham, B18 7AY**

Tenant : **Guillermo Zafra Camon**

Landlord : **Soho Loop Residential Limited**

Landlord's agent :

Date of application : **24th 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 £1060 (One Thousand and Sixty Pounds) per calendar month with effect from 28th April 2026

REASONS FOR THE DECISION

Background

1. On 27th March 2026 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1107 per calendar month in place of the existing rent of £1025 pcm to take effect from 28th April 2026.
2. On 24th 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 part furnished 1-bedroom apartment with accommodation comprising open plan living room/kitchen, bedroom and separate bathroom. The unit is located on the 7th floor of a residential block with furniture provided by the Landlord including dining table and chairs, sofa, TV console, coffee table, bed and mattress, built-in wardrobe
5. The property was let on a 12-month Assured Shorthold Tenancy incorporating standard repairing obligations.
6. The Tenant submitted details of comparable evidence to support their assertion as to the market rent indicating their property was located in an area with a "substantial deprivation index".
7. The Landlord submitted details of similar properties advertised ranging from £1107 to £1180 per calendar month together with a schedule of properties let from £1105-£1167 per calendar month. Further, the Landlord explained that the subject property benefited from a professionally managed residential environment with range of on-site services and amenities including 24/7 concierge and security, parcel locker/parcel room facilities, resident services and on-site café and children's play area.
8. The Landlord further indicated in his submission that as a "gesture of good will" they were willing to reduce the proposed rent to £1059 per calendar month which represented a 3.4% increase on the Tenant's current rent such being in line with the current CPI rate.

9. In response to the Landlord's submission the Tenant referenced the Landlord's rent promotion which for new tenancies included a 2-month rent free period over the 12-month tenancy highlighting the difference between the "headline" rent and actual rent paid.

Determination and Valuation

10. Having considered the comparable evidence provided by the Landlord and Tenant together with our own expert knowledge of rental values in the area, we consider that the open market rent for the property in its current state of repair and condition to be fairly represented by the sum of £1060 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 £1060 per calendar month with effect from 28th April 2026.

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

Apartment 710, 57 Hooper Street,
Birmingham, B18 7AY

The Tribunal members were

T W Jones
S Sohota

Landlord

Soho Loop Residential Limited

Address

One Fleet Place, London, England, EC4M 7WS

Tenant

Guillermo Zafra Camon

1. The rent is:

£1060

Per

calendar
month

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

2. The date the decision takes effect is:

28th April 2026

3. The amount included for services is not
applicable

Per

4. Date assured tenancy commenced

28th April 2025

5. Length of the term or rental period

12-month tenancy

6. Allocation of liability for repairs

Landlord and Tenant Act 1985

7. Furniture provided by landlord or superior landlord

Dining table and chairs, sofa, TV console, coffee table, bed and mattress, built-in wardrobe

8. Description of premises

One bedroom 7th floor apartment.

Chairman



Date of Decision

25th June 2026