

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	CAM/00KB/MNR/2026/0057
Property	130 Dudley Street, Bedford MK40 3SX
Tenant	Antony & Sharon McShane
Tenant's Representative	
Landlord	Peter & Sally Henrickson
Landlord's Address	9 Rothsay Gardens, Bedford MK40 3QA
Landlord's Representative	Thomas Charles Estate Agents
Date of Application	23 March 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr N Swain MRICS – Chair Mrs A Usher
Date of Decision	09 June 2026
Rent Determined	£1550.00 per calendar month
Date the new rent takes effect	25 March 2026

REASONS FOR THE DECISION

Background

1. On 14 January 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1600.00 per calendar month(pcm) in place of the existing rent of £1400.00 pcm to take effect from 25 March 2026.
2. On 23 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 commenced on 25 August 2016 for a term of 12 months. The rental period is 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 curtain 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.

The Property

9. The Tribunal did not inspect the Property.
10. The Property is a mid-terrace house, offering the following accommodation:

Hall, living room, kitchen/diner, three bedrooms, bathroom with full suite including shower and loft storage room.

Outside: Courtyard garden.

The Property benefits from central heating and partial double glazing.

The Property is situated less than a mile to the east of Bedford Town Centre.

Evidence

11. Both the Tenant and the Landlord returned the Tribunal's Reply forms.

The Tenant.

12. The Tenant made the following comments:

- a) They noted that they had contributed 50% of the cost of replacement washing machine and dishwasher.
- b) Floor covering provided to all rooms (carpet or tiles).
- c) They did not think that such a large increase was fair or reasonable.

13. In terms of rental evidence, the Tenant had provided several extracts from one of the property portals showing similar properties to the Property with rents ranging from £1350.00 to £1450.00 pcm.

The Landlord

14. The Landlord made the following comments:

- a) That this property is substantially bigger than other 3 bedroom terrace properties in the area.
- b) That they are about to invest £6505 on completing the double glazing of the property.
- c) That the loft is suitable for use as a study or fourth bedroom.

15. The following comparables were provided by the Landlord:

- a) 13 Denmark Street. Also owned by the Landlord and let the previous month for £1550. Three bedrooms but smaller than Dudley Street.

Determination and Valuation

16. The Tribunal considers the comparable provided by the Landlord are relevant to this matter. The rental submission provided by the Tenant was considered generally to be of use.

17. The Tribunal notes that future investment in the property is not relevant, it is considering the actual condition of the property at the date of the Landlord's Notice.

18. Relying on its own expert, general knowledge of rental values in the area, and the comparable 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 £1580.00 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 and curtains provided by the landlord.

19. From this level of rent, the Tribunal has made adjustments in relation to the following:

- a) The partial provision of double glazing in the property.

- b) The 50% contribution the Tenant made towards replacement white goods.

The full valuation is shown below:

Starting Rent

£1580.00 pcm

Less

- | | | |
|----|----------------------------|--------|
| a) | Items given under a) above | £20.00 |
| b) | Items given under b) above | £10.00 |

£30.00

Market rent

£1550.00 pcm

Undue hardship

20. The Tenant indicated that there would be no hardship. Therefore, the Tribunal did not consider the issue of hardship and the date set in the Landlord's Notice is confirmed.

Decision

21. Therefore, the Tribunal determines the market rent at £1550.00 per calendar month with effect from 25 March 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.