



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

Case Reference : **BIR/00CN/MNR/2026/0050**

Property : **16 Greenoak Crescent, Birmingham.
B30 2TG**

Applicant : **Louis Mulvey**

Representative : **None**

Respondent : **Allwood Estates Limited**

Representative : **none**

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

Date of Application : **5 February 2026**

Date of Determination : **11 August 2026**

Rent Determined : **£850.00pcm**

Effective Date : **14 August 2026**

Tribunal Members : **Judge P.J.Ellis.
Tribunal Member Ms J Rossiter**

**Date and Venue of
Determination** : **Paper**

DECISION

REASONS FOR THE DECISION

Background

1. On 1 June 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1250.00 per calendar month(pcm) in place of the existing rent of £850.00 pcm to take effect from 14 February 2026.
2. On 4 February 2026, under Section 14 (A3) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of an open-market rent.
3. The tenancy commenced on a date unknown in 2003. The rental period is monthly. The tenant was unable to produce a tenancy agreement due to the length of the tenancy.

Validity of Notice was not in issue

Allocation of Repairs between Landlord and Tenant.

4. As per section 11 of the Landlord and Tenant Act 1985.
5. There are no service charges, The landlord does not provide furniture or white goods

Liability for Council Tax

6. The Tenant is responsible for the payment of Council Tax and utilities in respect of the Property.

Hearing

7. The parties did not request an oral hearing. The determination was made on the basis of written submissions and its own expertise.

Property and Inspection if any

8. The Tribunal did not inspect the subject property. There is no dispute that it is a three bedroom house of brick and tile construction. A living room and kitchen is on lower floor with three bedrooms and a bathroom on the upper floor. There is a garden to the rear and front.

9. The windows are single glazed. The electric lighting to the bedrooms is inadequate. The three bedrooms do not have any electric lighting. The tenant relies on a plug socket and lamp for lighting to his bedroom. Kitchen units are unchanged since 2003.
10. Although the property is described as three bedroom, the size of two of the bedrooms is sufficient for a single bed only.
11. Gas central heating was installed in December 2023. Prior to its installation the only space heating in the property was a gas fire in the living room.

Evidence

Tenant

12. The tenant has not provided any evidence of comparable properties. The rent of £850.00pcm was fixed by the Tribunal on 11 February 2025. The tenant asserted that no improvement has been made to the property by the landlord since that rent determination. The windows and doors (apart from the front door) require attention and replacement.

Landlord

13. The landlord claimed the market rent for a property like the subject property was £1300.00 pcm and produced one example of a property similar to the subject property available to let at an asking rent of £1300.00pcm at Spa Grove, Birmingham. It is not known whether the comparable property was let for that sum.

Determination and Valuation

14. In the absence of evidence from the parties other than one comparable from the landlord the Tribunal relied on its experience to determine an open market valuation. The Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £1,100.00 per calendar month. 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 double glazing, modern kitchen with white goods, carpets and curtains provided by the landlord.
15. From this level of rent, the Tribunal has made adjustments in relation to the following:

- a) Single glazing (except front door), no fixed electric lighting in three bedrooms, no modernisation to kitchen since 2003

The full valuation is shown below:

Starting Ren	£1,100.00 pcm
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Less

- a. Items given under a) above £250.00

Market rent	£850.00 pcm
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Determination

16. It is apparent there has been no significant change to the condition of the property since the Tribunal's determination in February 2025. The Tribunal is aware of some rise in rents since 2025 but the condition of this property does not justify any change in the rent now. Accordingly the Tribunal determines that the rent remains at £850.00pcm

Reimbursement of Fees

17. The tenant Applicant is entitled to reimbursement of the fees incurred by him in connection with these proceedings if any.

Hardship if pleaded

Appeal

18. 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.

