

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	BIR/17UB/MNR/2025/0684
Property	Middle Cottage Robin Hood Whatstandwell Matlock Derbyshire DE4 5HF
Tenant	Adrain Lowe
Tenant's Representative	Not Applicable
Landlord	Freddy Bladen
Landlord's Address	Jenkyn Palce Hole Lane Bentley Hampshire GU10 5LY
Landlord's Representative	Not Applicable
Date of Application	14 April 2025
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Nicholas Wint FRICS – Chair Kay Bentley
Date of Decision	28 May 2026
Rent Determined	£600 per calendar month
Date the new rent takes effect	1 June 2025

REASONS FOR THE DECISION

Background

1. On 3 April 2025, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £625.00 per calendar month(pcm) in place of the existing rent of £585.00 pcm to take effect from 1 June 2025.
2. On 14 April 2025, 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 in (unspecified date) April 1991. 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. Not Applicable.

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. Not applicable.

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 carry out an inspection of the Property.

10. The Property is a two-bedroom ground floor mid-terraced cottage offering the following accommodation:

Internal: Living room, kitchen, hallway and bathroom.

External: Off street parking and private gardens.

The Property occupies a rural location with limited shops and access to local amenities.

The Property benefits from central heating and double glazing.

Neither party has raised any issues concerning any disrepair or the condition of the Property.

Evidence

11. The Landlord and Tenant returned a completed Reply Form to the Tribunal.

Tenant

12. The Tenant submitted they had fitted the kitchen, central heating, all doors, fire place and log burner, some floors, white goods, carpet and curtains and the walls and outside yard.
13. In total the Tenant submitted they had spent around £20,000 on the Property.
14. The Tenant did not submit any specific comparable evidence.

Landlord

15. The Landlord submitted they had carried out various external repairs at a cost of £28,543.20 to the Property and adjoining property. They fitted a new air source heat pump and solar panels. The driveway was re-tarmacked. The Landlord submitted the invoices.
16. The Landlord submitted details of several comparable properties in the locality ranging between £850 and £950 pcm which were 2-bedroom properties.
17. The Landlord submitted a previous Tribunals decision in respect of the various deductions made amounting to £200 pcm and concluded that the same deductions should apply again and determined that the market rent for the Property is £797.50 pcm.

Determination and Valuation

18. The Tribunal considered the comparables and evidence provided by the Landlord to be helpful and relevant to this matter. The Tribunal also relied on its own expert, general knowledge of rental values in the area, in addition to the comparables provided by the Landlord.
19. The Tribunal considered that the market rental of the subject Property modernised and in good order would be in the order of £850.00 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 carpets and curtains provided by the landlord.
20. From this level of rent, the Tribunal has made adjustments in relation to the following:
 - a) The unmodernised condition of the Property relative to the comparable properties.
 - b) Issues with the condition of the Property which reduce its value including condensation.
 - c) Improvements and fittings provided by the Tenant and for which they should not pay: installation of the shower/tiling and fittings including white goods and curtains.

The full valuation is shown below:

Starting Rent			<u>£800.00</u> pcm
<u>Less</u>			
a)	Items given under a) above	£30.00	
b)	Items given under b) above	£0.00	
c)	Items given under c) above	£170.00	<u>£200.00</u>
Market rent			£600.00 pcm
Undue hardship			

21. The new rent takes effect from the date specified in the Landlord's Notice of Increase unless that would cause undue hardship to the tenant. In cases of undue hardship, the Tribunal has a discretion to fix a later starting date up to the date a Tribunal makes its determination.
22. No application was received from the Tenant regarding hardship.

23. The Tribunal sets the starting date for the new rent as 1 June 2025.

Decision

24. The Tribunal determines the market rent at £600.00 per calendar month with effect from 1 June 2025.

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.