

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	BIR/00FK/MNR/2026/0113
Property	61 Randolph Road, Derby, DE23 8TF
Tenant	David Hudson
Tenant's Representative	n/a
Landlord	Jasper Dhillon
Landlord's Address	2 Avon Close, Stepson Fields, Derby, DE24 3AP
Landlord's Representative	n/a
Date of Application	24 April 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Judge Rhys (Chair) Mr N Atherton MRICS
Date of Decision	28 July 2026
Rent Determined	£815.00 per calendar month
Date the new rent takes effect	15 May 2026

REASONS FOR THE DECISION

Background

1. On 31 March 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £825.00 per calendar month(pcm) in place of the existing rent of £700.00 pcm to take effect from 15 May 2026
2. On 24 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.
3. The assured tenancy commenced on 15 April 2025 for a term, of 12 months and thereafter on a monthly basis. 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 based on the papers provided by the parties and its own knowledge and specialist expertise.

The Property

9. Based on the information provided by the parties, which is limited, the Property is understood to be a two bed, terraced house with garden.

The Property benefits from central heating and double glazing.

The Property is situated in an established urban area of Derby.

Evidence

10. The Tenant completed the applicable application form, including photographs. Both the Tenant and the Landlord returned the Tribunal's Reply forms.

The Tenant.

11. The Tenant made the following comments:

- a) The Tenant is of the view that the market rent should be valued at £650 pcm. However, the Tenant does not provide any evidence, by way of comparables, to substantiate the figure claimed.
- b) *"Rightmove currently listing property on Randolph Road for £800, when letting agents list a property...they are often pushing the absolute ceiling of the local market."*
- c) The Tenant raises concerns in respect of feeling harassed.
- d) The Tenant alleges a history of delays in the Landlord addressing items of disrepair and the general condition of the Property (the tenant provide some internal pictures).
- e) The Tenant states that the rent has increased *"...50% over 6 years."*

12. In terms of rental evidence, as set out above, the Tenant did not provide any comparables for the Tribunal to consider.

The Landlord

13. The following comparables were provided by the Landlord:

- a. Leacroft Road, Derby, DE23 – a 2-bedroom house advertised to let at £850 pcm.

- b. Harrison Street, DE22 – a 2-bedroom terraced house advertised to let at £850 pcm.
 - c. Dale Road, DE23 – a 2-bedroom terraced house, “fully renovated”, advertise to let at £1,000 pcm.
 - d. Sutherland Road, DE23 – a 2-bedroom terraced House, “fully renovated” advertised to let at £870 pcm.
14. The Landlord made the following comments:
- a. The Landlord claimed to have invested £7,000 in the Property “*over the past 24 months*”. However, no evidence to substantiate is provided.
 - b. The Landlord states that he has only increased the rent once during the Tenant’s six years at the property and that “*In early 2025...I made a gesture to freeze the rent at its current rate for an additional 12 months.*”
 - c. The Landlord denies the accusations of harassment.
 - d. “*The proposed rent of £825 is based on a formal valuation provided by Haart Lettings.*”

Determination and Valuation

- 15. Except for the property situated in Dale Road, considering that it states that it is “*Fully Renovated*”, the Tribunal considers the comparables provided by the Landlord are relevant to this matter. In addition, whilst not directly evidenced, the Tribunal notes the valuation of Haart Lettings at £825 pcm.
- 16. In respect of the evidence provided by the Tenant, for the purposes of market rent, this was limited and of little evidential value. However, the Tribunal accepts the concerns of the Tenant, as evidenced by the pictures provided, in respect of the general condition of the Property.
- 17. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Landlord, the Tribunal considers that the market rental of the subject Property in good condition would be in the order of £825.00 pcm. This is the rent we would expect the property to let for in the open market if it was in the good general condition.
- 18. From this level of rent, the Tribunal has made an adjustment in relation to the following:

- a. Issues with the condition of the Property which reduce its value.

The full valuation is shown below:

Starting Rent £825.00 pcm

Less

a) Items given under a) above £15.00

Market rent £815.00 pcm

Undue hardship

12. 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.
13. The Tenant has asked the Tribunal to fix a later starting date in this case. He says he will otherwise be caused undue hardship because his rent is part funded by *"housing benefit...and have to come up with the rest from my other benefits."* The Tenant also raises concerns as to previous medical issues relating from discussions around rent increases.
14. The Landlord did respond to the Tenant's application for postponement due to hardship and cited that the Tenant should rent a property that *"meets his affordability."*
15. As a result of our decision the rent will increase by £115 a month. The date specified in the landlord's notice was 15 May 2026.
16. Based on the evidence supplied by the Tenant, the Tribunal considers that for the increase to take effect from the date in the Landlord's Notice would not cause undue hardship and accordingly sets the starting date for the new rent as 15 May 2026

Decision

17. Therefore, the Tribunal determines the market rent at £815.00 per calendar month with effect from 15 May 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.

Judge C Rhys

27 August 2026

