

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	BIR/00CN/MNR/2025/0841
Property	32 Anerley Road, Kingstanding, Birmingham, B44 9QE
Tenant	Lisa Jayne Dorsett
Tenant's Representative	None
Landlord	Raja Bashir and Zahira Khan
Landlord's Address	15 The Slieve, Handsworth, Birmingham, B20 2NR
Landlord's Representative	None
Date of Application	8 November 2025
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	I.D. Humphries B.Sc.(Est.Man.) FRICS D. Douglas
Date of Decision	13 August 2026
Rent Determined	£900 per calendar month
Date the new rent takes effect	10 December 2025

REASONS FOR THE DECISION

Background

1. On 2 November 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 proposing a new rent of £900.00 per calendar month (pcm) in place of the existing rent of £800.00 pcm to take effect from 10 December 2025.
2. On 8 November 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 November 2017. The rental period is calendar 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. There are no unusual terms to our knowledge, although the Tenancy Agreement has not been provided.

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 has not inspected the property but seen the image taken from the road frontage on Google Streetview and taken account of written evidence provided by the parties. It is a mid-terraced house, one of a block of four, probably built in the 1930s with brick elevations, a pitched tile roof and full width canopy over the front door and living room.
10. The accommodation comprises a living room and kitchen on the ground floor with three bedrooms and a bathroom on the first floor. It has an open front garden providing off-road parking space for two cars and an enclosed back garden.

Evidence

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

The Tenant

12. The Tenant said she had paid for a new front door lock as the previous lock was broken, had the kitchen sink unblocked and replaced the shower.

The Landlord

13. The Landlord said the initial rent in 2017 had been 600 pcm. In his evidence he considered current market rents to be in excess of £1,150 pcm with an average of around £1,200 pcm. The proposed figure of £900 pcm was therefore 28% below the average market rent for the area and 22% below the lowest comparable currently available (comparables not provided).

Determination and Valuation

14. Relying on its own expert general knowledge of rental values in the area, the Tribunal considers the market rental of the subject Property modernised and in good order would be in the order of £900 pcm as proposed by the landlord. This is the rent we would expect the property to let for in the open market if it was in the condition generally expected by prospective tenants in the market. We have considered the tenant's comments regarding minor repairs but do not consider they have a material effect on value.

Market rent

£900.00 pcm

Undue hardship

15. No evidence was provided to suggest the increase would cause the tenant undue hardship.

Decision

16. The Tribunal therefore determines the market rent at £900.00 per calendar month with effect from 10 December 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.