

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	CAM/00KB/MRA/2026/0017
Property	Flat 6, 25 Rothsay Road, Bedford, Bedfordshire MK40 3PT
Tenant	Christine Scott
Tenant's Representative	N/A
Landlord	Keyur Bhatt
Landlord's Address	c/o Jayne Beard Associates, Provincial House, 3 Goldington Road, Bedford, Beds. MK40 3JY
Landlord's Representative	Jayne Beard Associates Limited
Date of Application	2 July 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Judge A. Arul Dr. Janet Wilcox FRICS
Date of Decision	9 September 2026
Rent Determined	£875 per calendar month
Date of Valuation	2 August 2026

Date the new rent takes effect	2 October 2026
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REASONS FOR THE DECISION

Background

1. On 29 May 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988, which proposed a new rent of £975.00 per calendar month (pcm) in place of the existing rent of £875 pcm, to take effect from 2 August 2026.
2. On 2 July 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 2 December 2024. 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 Property is a ground floor flat. It offers the following accommodation:

One bedroom (described by the Tenant as a small double), a living room, a kitchen and a bathroom.

Outside: N/A.

The Property is situated in the town of Bedford, east of the town centre.

Evidence

10. The parties completed the relevant MR1 (Tenant) and MR2 (Landlord) forms although there was no MR3 (Tenant's reply) form submitted.

The Tenant.

11. The Tenant considered the proposed rent of £975 pcm to be high and contended that the market rent was £875 pcm.
12. In relation to rental evidence, the Tenant did not provide evidence of comparable properties however referred to a neighbouring flat of similar floor space but with two bedrooms being let by the same agency as that used by the Landlord for £885 pcm in March 2026.

The Landlord.

13. The Landlord indicated in their reply that an initial increase to the rent of £100 pcm was proposed and this was later reduced to £50 pcm. The agents confirmed this in a letter (dated 15 June 2026) stating that 'from 2nd August 2026 the rent will increase to £925.00 per calender month'.
14. In relation to rental evidence, the Landlord did not provide evidence of comparable properties but asserted that one bedroom properties in the area were achieving rents of £995 pcm to £1,100 pcm.

Determination and Valuation

15. Under section 14(1) of the Housing Act 1988 (as amended), the Tribunal is required to determine the rent at which the Property might reasonably be

expected to let in the open market by a willing Landlord at the beginning of the new period specified in the Landlord's notice. Relevant Tenant improvements or failure of the Tenant to comply with the terms of the tenancy are to be disregarded. Historic issues relating to the tenancy or the personal circumstances of the Landlord are not taken into account. The personal circumstances of the Tenant are only considered if an application for hardship has been made.

16. The Tribunal was mindful that, whilst both parties had contended for comparable rents, neither provided supporting evidence. In addition, the Landlord had referred to rents achieved in the area but it was not clear whether these related to ground floor flats and what specification and condition those properties were in.
17. The Landlord and the Tenant had previously agreed a rent of £875 pcm for the subject Property and there was no evidence before the Tribunal that market rental values have increased so as to be greater than agreed for this particular Property.
18. Having regard to the size and location of the Property and relying on its own expert, general knowledge of rental values in the area, the limited assistance of the comparables provided by both parties, and the existing rent, the Tribunal considers that the market rental of the subject Property would be in the region of £875 pcm. This is the rent we would expect the Property to be let for in the open market.

Market rent

£875 pcm

Undue hardship

19. The new rent takes effect from the date which is the beginning of the first new period of the tenancy which begins on or after the date of the determination 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 two months after it makes its determination.
20. The Tenant has asked the Tribunal to fix a later starting date in this case. They assert hardship because they say that they cannot work full time due to their age and health, and a rent increase would mean that they would have to move home. The Landlord states in their reply that if the Tenant is experiencing financial difficulties, removing the rent increase or locating more affordable accommodation using their agents would be possible. The threshold for demonstrating undue hardship is high. The Tenant did not provide any information about affordability nor evidence in support however the Tribunal noted in any event that the rent would not be increasing following its market rent

determination. The Tribunal did not therefore consider that the claim of undue hardship was made out.

21. On the basis of the evidence provided, the Tribunal considers that for the increase to take effect from the date the Tribunal makes its determination would not cause undue hardship and does not fix a later starting date.
22. The Tribunal determines the new rent amount at £875 per calendar month with effect from 2 October 2026 which is the beginning of the first new period of the tenancy which begins on or after the date of the determination.

Decision

23. Therefore, the Tribunal determines the market rent at £875 per calendar month with effect from 2 October 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.