

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	BIR/44UD/MRA/2026/0022
Property	23 Sissinghurst Close, Rugby, Warks., CV22 7ED
Tenants	Kinga Paczoska and Dawid Bronicki
Tenant's Representative	None
Landlord	Philip Balfe
Landlord's Address	22 Frederick Neal Avenue, Coventry, CV5 7EQ
Landlord's Representative	Edward Knight Estate Agents, 14 Regent St., Rugby, CV21 2PY
Date of Application	30 June 2026
Type of Application	Determination of a Market Rent under sections 13 & 14 of the Housing Act 1988
Tribunal Members	I.D. Humphries B.Sc.(Est.Man.) FRICS S. Sohota
Date of Decision	10 September 2026
Rent Determined	£1,100.00 per calendar month
Date the new rent takes effect	1 July 2026

REASONS FOR THE DECISION

Background

1. On 1 May 2026 the Landlord served notice under Section 13(2) of the Housing Act 1988 proposing a new rent of £1,100.00 per calendar month (pcm) in place of the existing rent of £800.00 pcm to take effect on 1 July 2026.
2. On 10 June 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 1 April 2025 for a term of 12 months at a rent of £800.00 pcm.

Allocation of Repairs between Landlord and Tenant.

4. In accordance with 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 paying Council Tax. 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 as far as we are aware.

Inspection/Hearing

8. Neither party requested an oral hearing. The Tribunal has considered the case based on the parties' submissions and its own general knowledge and expertise.

The Property

9. The Property comprises a terraced house in a modern development around half a mile to the west of Rugby town centre. It is in a cul-de-sac described as a 'mid-terrace corner house' in the development, fronting the road.
10. The accommodation comprises a living room, kitchen, three bedrooms, bathroom and cloakroom. The property has a back garden and parking space.
11. The property has central heating. It was let unfurnished and originally had carpets which the tenant has removed on health grounds and replaced with laminate flooring.
12. The tenants have been in occupation since 7 May 2013. The property has double glazing and central heating and was let unfurnished.

Evidence

The Landlord and Tenant both sent written submissions.

13. *The Tenants*

The tenants say the proposed 40% increase is excessive and unreasonable. They understand the market rent has increased but they have been in occupation for 13 years and paid for minor repairs and improvements themselves. During this time, the landlord has not carried out any major improvements and both the kitchen and bathroom are now outdated. They say none of their neighbours are paying more than £950 pcm and ask the Tribunal to determine a fair and reasonable market rent.

14. In the tenants' view, the current market value is £900-950 pcm.

15. *The Landlord*

The landlord has carried out minor repairs when required. Listings have been provided from Rightmove of 100 properties apparently available to let in the area at asking rents of between £995 and £1,400 pcm.

16. By detailed submission, the landlord says he has owned the property since 2006 and kept it in good condition. During this period he has carried out repairs and renewals including replacing the boiler, installing a new bath panel, replacing taps and repairing the front door lock at a total cost of £7,318.51.
17. He recently changed managing agents and considers the rent agreed in 2025 to be too low and under the market value.

18. Commenting on the tenants' application, the landlord says the tenants changed the flooring without referral to him for their own requirements. He contested the tenants' view that the current market value was between £900-950 pcm.
19. Having carried out a desk top review of seven, three bedroom properties to let in the CV22 area with asking rents ranging from £1,100 - £1,350 pcm, he considers the proposed rent of £1,100 pcm to be the market rent.

Determination and Valuation

20. The Tribunal has not inspected the premises but relies on the submissions of the parties and its general knowledge of market rents in the area.
21. The Tribunal has carefully considered all the evidence before it and notes that both parties agree the rent agreed in 2025 is now below market value. We note the location and condition of the comparable evidence and find the market rent for the purposes of s.14 of the Housing Act 1988 to be £1,100 pcm.

Undue hardship

22. No claim has been made for undue hardship.

Decision

23. The Tribunal determines the market rent under section 14 of the Housing Act 1988 to be £1,100.00 per calendar month with effect from 1 July 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.