

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	BIR/00FY/MNR/2025/0846
Property	193 Noel Street, Hyson Green, Nottingham, NG7 6AR
Tenants	Tiffany Ramage and Brendan Ramage
Tenant's Representative	Saffron Detheridge of Framework Housing Association
Landlord	Shahid Fazal
Landlord's Address	59 Knight Way, Emmer Green, Reading, RG4 8RJ
Landlord's Representative	None
Date of Application	13 November 2025
Type of Application	Determination of Market Rent under sections 13 & 14 of the Housing Act 1988
Tribunal Members	I.D. Humphries B.Sc.(Est.Man.) FRICS R.J. Price BSc MSc MBA
Date of Decision	30 September 2026
Rent Determined	£950.00 per calendar month
Date the new rent takes effect	18 November 2025

REASONS FOR THE DECISION

Background

1. On 14 October 2025 the landlord served notice under Section 13(2) of the Housing Act 1988 ('the Act') proposing a new rent of £950.00 per calendar month (pcm) in place of the existing rent of £700.00 pcm to take effect on 18 November 2025.
2. On 13 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 tenants have been in occupation since 18 November 2021 and hold an Assured Monthly Periodic tenancy.

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 tenants are 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. The Tribunal inspected the property on 30 September 2026 in the presence of Tiffany Ramage, representing the tenants. The landlord was not present or represented. Neither party requested a Hearing and the Decision is made on the parties' submissions together with the Tribunal's own general knowledge of market rents.

The Property

9. The property is a late Victorian mid-terraced house in an area of terraced housing known as 'Hyson Green', about 1.5 miles north of Nottingham city centre. Local facilities are within easy reach and there is a tram stop directly outside providing good access to the city centre.
10. The accommodation comprises a hall, living room, dining room and kitchen on the ground floor, a landing, two bedrooms, bathroom and separate w.c. on the first floor and third bedroom in the attic. It is set back from the road behind a small front garden and has a back garden. Street parking is available for local residents by permit but there is no off-street parking provided with the tenancy.
11. The property has central heating and double glazing. It was let unfurnished.

Evidence

The Tenants

12. The tenants' objection to the rent was based on the condition of the property. The tenants had contacted Nottingham City Council who issued a Housing Improvement Notice on 10 October 2025 identifying various points they wished addressed. The tenants claimed to have spent £160 on roof repairs in July 2025 which was supposed to have been the Landlord's responsibility.
13. The tenants provided no comparable evidence of recently agreed rents for houses of this type in the local area.
14. When the Tribunal arrived at the property, Tiffany Ramage said the landlord was now attending to repairs and as far as she was concerned there were no issues. Mrs Ramage assumed the case had been closed but the Tribunal Members advised that the file was still open.

The Landlord

15. The Landlord submitted that the issues identified in the Improvement Notice had been remedied and the Notice was no longer live.
16. He submitted photographs of the interior taken when the house was let to the Tenants in 2021 showing it had been in good condition, well decorated and in repair. He also submitted photographs of its current condition, taken in August 2026, showing the tenants had not kept the interior clean and tidy with substantial piles of household goods, clothing and furnishings stacked up against walls and on the floors. He had written to Nottingham City Council to alert them that the way the tenants were using the house was a risk to the

health and safety of the occupants and fire risk by leaving goods and clothing next to appliances.

17. The landlord refuted the tenants' claims to have repaired the roof and provided evidence that he had instructed the work.
18. The landlord provided rental evidence of the asking rents for five houses in the area advertised at rents from £950-£1,050 pcm.

Determination and Valuation

19. Although Mrs Ramage said she understood the case had been closed, the Tribunal explained that it was still live. Accordingly, the Tribunal is required to determine the rent under section 14 of the Housing Act 1988.
20. The interior was cluttered such that it was impossible for the Tribunal to see most of the walls or carpet. The kitchen was untidy and a double wall cupboard had been removed. However, s.14(2)(c) of the Act requires the Tribunal to disregard '*any reduction in the value of the dwelling-house attributable to a failure by the tenant to comply with any terms of the tenancy*' and the Tribunal therefore determines the rent based on the condition at the date of letting. The landlord's photographs show it had been in good condition at the date.
21. The tenant had provided no rental evidence but nevertheless, the Tribunal considered the landlord's evidence and found the Notice rent of £950 pcm to be in line with the current market.

Undue hardship

22. No application was made for undue hardship under s.14(7) of the Housing Act 1988 and we therefore find the effective date of increase to be the date in the landlord's Notice, 18 November 2025.

Decision

23. The Tribunal determines the market rent under section 14 of the Housing Act 1988 at £950.00 per calendar month with effect from 18 November 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.