

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	BIR/00FY/MNR/2026/0136
Property	21 Collingham Crescent, Nottingham, NG5 9DF
Tenant	Nathan Pearce
Tenant's Representative	None
Landlord	Citra Living Properties (No.3) Limited
Landlord's Address	Stafford Court, 145 Washway Road, Sale, Manchester, M33 7PE
Landlord's Representative	N/A
Date of Application	17 May 2026
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 D. Douglas
Date of Decision	6 October 2026
Rent Determined	£1,200 per calendar month
Date the new rent takes effect	1 July 2026

REASONS FOR THE DECISION

Background

1. On 29 April 2026 the landlord served notice under Section 13(2) of the Housing Act 1988 ('the Act') proposing a new rent of £1,350.00 per calendar month (pcm) in place of the existing rent of £1,195.00 pcm to take effect on 1 July 2026.
2. On 17 May 2026, the tenant referred the landlord's notice proposing a new rent to the Tribunal for determination of a market rent under section 13(4)(a) of the Housing Act 1988.
3. The tenant was granted an Assured Shorthold Tenancy for a term that commenced on 1 July 2024 and has become an Assured Periodic tenancy under the Renters Rights Act 2025.

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 tenant's submission and its own general knowledge and expertise.

The Property

9. The property is a modern two storey house with brick elevations and tile roof on an estate of similar houses in Bestwood, about 4 miles north of Nottingham city centre.
10. The accommodation comprises a through living room / kitchen with separate w.c. on the ground floor, a landing, two bedrooms and bathroom on the front floor together with front and back gardens.
11. The property has central heating and double glazing. It was let unfurnished.

Evidence

The Tenant

12. The tenant objects to the proposed rent on the ground that it is above the level of the current market value as evidenced by copied adverts for similar houses to let in the area supplied with the documents. They include a modern terraced 2 bedroom house in Padstow, Nottingham, advertised at £1,155 pcm, a two bedroom penthouse flat in a modern block at £1,025 pcm, a semi-detached house in the same road and on the same estate as the subject property at £1,250 pcm, another similar two bedroom house in Mattersey Terrace at £1,200 pcm and two mid-terraced Victorian two bedroom houses advertised at £795 and £895 pcm respectively.

The Landlord

13. No Submissions were received from the landlord.

Determination and Valuation

14. Having considered the tenant's submission and adverts for houses to let in the area at rents which may or may not be achieved, the Tribunal agrees with the tenant's view that the market rental value is £1,200 pcm.

Undue hardship

15. No application has been made for the effective date to be delayed due to 'undue hardship' under s.14(7) of the Housing Act 1988 and accordingly, we find the effective date of increase to be the date in the landlord's Notice of 1 July 2026.

Decision

16. The Tribunal determines the market rent under section 14 of the Housing Act 1988 at £1,200.00 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.