

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	BIR/00CN/MNR/2026/0002
Property	Flat 2, 3 Anderton Rd., Sparkbrook, Birmingham, B11 1LZ
Tenant	Majid Hussein Akhtar
Tenant's Representative	None
Landlord	Tudors Residential Ltd.
Landlord's Address	88 Hamstead Rd., Birmingham, B19 1DG
Landlord's Representative	None
Date of Application	24 December 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 D. Douglas
Date of Decision	6 October 2026
Rent Determined	£475.00 per calendar month
Date the new rent takes effect	5 January 2026

REASONS FOR THE DECISION

Background

1. On 10 November 2025 the landlord served notice under Section 13(2) of the Housing Act 1988 ('the Act') proposing a new rent of £900.00 per calendar month (pcm) in place of the existing rent of £475.00 pcm to take effect on 5 January 2026.
2. On 24 December 2025, 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 that commenced 5 January 2024 for a period of 6 months, since when it has continued as a statutory tenancy and 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. The repairing terms.

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 one of six flats in a house in Sparkbrook, Birmingham, which is an area of densely built Victorian terraced housing about 2 miles south east of the city centre. There are local schools, bus routes and facilities within easy reach.
10. The accommodation comprises a living room, two bedrooms, kitchen and bathroom. The flat was let unfurnished. There is no service charge.

Evidence

The Tenant

11. The tenant says the flat suffers from damp and mould, there is rubbish piled up around the house, noise, rodent infestation and structural damage.
12. Photographs of the accommodation were provided in evidence that clearly showed damp ingress, rubbish and very soiled stairs leading to the accommodation.

The Landlord

13. The landlord provided no submission or any comparable evidence to support the notice rent. No evidence was provided to refute the tenant's claims.

Determination and Valuation

14. From the photographs, the flat was in poor condition at the time of submission. There were visible damp stains on ceilings and walls and the photographs showed the accommodation needed complete refurbishment to bring it to the standard expected by tenants in the market. These factors are the key points influencing the Tribunal's decision and we find no increase justified.

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, 18 March 2025.

Decision

16. The Tribunal determines the market rent under section 14 of the Housing Act 1988 at £475.00 per calendar month with effect from 5 January 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.