	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	CAM/12UE/MNR/2026/0124
Property	6 Primrose Walk, St Neots, PE19 0BD
Tenant	Hadeel Bennett
Tenant's Representative	N/A
Landlord	Picture Living Investments LP
Landlord's Address	2 Crescent Office Park, Clarks Way, Bath, WC1 8QR
Landlord's Representative	Touchstone Property Management
Date of Application	26 May 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Judge Banks Tribunal Member David Hunt MRICS
Date of Decision	8 October 2026
Rent Determined	£1,550 per calendar month
Date the new rent takes effect	24 October 2026

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REASONS FOR THE DECISION

Background

1. On 10 April 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,650 per calendar month (pcm) in place of the existing rent of £1,525 pcm to take effect from 1 June 2026.

2. On 26 May 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 an open-market rent.

3. The assured tenancy commenced on 24 May 2024 for a term of 12 months. 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.

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 detached house forming part of a modern residential development offering the following accommodation:

   3 bedrooms, 2 bathrooms, a living room and kitchen.

   Outside there is a rear garden and off-street parking.

   The Property benefits from gas central heating, double glazing, hard flooring to the ground floor and carpeting to the upper floor.

   The Property is situated in St Neots with access to local amenities and transport links.

Evidence

10. The parties completed the relevant application and reply forms.

The Tenant

11. The Tenant submits that the current rent of £1,525 per calendar month already exceeds the market rent of comparable properties within the locality. The Tenant contends that comparable three-bedroom detached houses are currently being marketed at approximately £1,495 and £1,500 per calendar month and that properties marketed at higher rents are generally larger, newer or benefit from additional features not present at the Property.

12. The Tenant relied upon two comparable properties comprising three-bedroom detached houses advertised at £1,495 per calendar month and £1,500 per calendar month respectively.

13. The Tribunal found these comparables to be detailed and informative. Both were situated within the same general locality as the Property and were supported by particulars and photographs. The Tribunal considered these to be the most directly comparable properties before it and derived significant assistance from them in assessing the market rent.

14. However, the Tribunal was not provided with a floorplan, dimensions or detailed information regarding the floor area of the Property itself. As a consequence, whilst the Tribunal considered the Tenant's comparables to be the closest available evidence, it was unable to determine with precision whether they were directly equivalent to the Property in terms of overall size and accommodation.

15. The Tenant also provided photographs of the Property. Those photographs appear to show that the Property is generally presented in good condition and benefits from modern kitchen and bathroom fittings and finishes.

The Landlord's Evidence

16. The Landlord submits that the proposed rent should be increased and indicated that, upon reviewing the market, a rent of £1,595 per calendar month would be appropriate.

17. The Landlord relied upon a Best Price Guide containing a number of comparable properties within the locality.

18. The Tribunal found that the guide provided a useful indication of prevailing market conditions. However, the Tribunal was unable to undertake a detailed comparison because the properties were generally supported by limited particulars and there was insufficient information available to compare their size, accommodation and condition directly with the Property.

19. The principal comparables relied upon by the Landlord included properties on Lambourne Road, Pelham Road and Bergamot Way.

20. The Tribunal attached limited weight to the Lambourne Road property. Whilst it was situated close to the Property, it appeared to comprise a recently constructed home benefitting from enhanced specifications and energy efficiency which were not demonstrated to be present at the Property.

21. The Tribunal similarly attached reduced weight to the Pelham Road property as it comprised a townhouse rather than a detached house and was therefore not directly comparable.

22. The Tribunal also attached reduced weight to the Bergamot Way properties. From the information available, those properties appeared to benefit from a more modern specification and features not shown to be present at the Property.

23. The Tribunal therefore accepted that the Landlord's evidence demonstrated that some superior properties within the locality were capable of achieving higher rents, but did not consider those rents to be directly representative of the market rent for the Property.

Determination

24. The Tribunal has considered all of the evidence before it, including matters not expressly referred to within these reasons, and has given such weight to that evidence as it considers appropriate.

25. In determining the market rent, the Tribunal has had regard to the comparable evidence provided by both parties together with its own general knowledge and expertise of rental values in the locality.

26. The Tribunal attached significant weight to the Tenant's comparables. They comprised detached three-bedroom houses situated within the same locality and were supported by detailed particulars. The Tribunal considered them to be the closest comparables before it.

27. The Tribunal recognised, however, that it could not undertake a precise comparison because it had not been provided with a floorplan, dimensions or detailed information regarding the size and accommodation of the Property. Whilst this limited the extent to which direct comparisons could be made, the Tribunal nevertheless found the Tenant's evidence to be the most useful indication of market rent.

28. The Tribunal also considered the photographs of the Property provided by the Tenant. Those photographs appear to show that the Property is in good condition and benefits from modern fittings and finishes. The Tribunal considered that the overall presentation of the Property would be attractive to prospective tenants and supports a rent above the level indicated by the Tenant's comparables.

29. The Tribunal also considered the Landlord's evidence. Whilst a number of the Landlord's comparables were being marketed at materially higher rents, the Tribunal found that many benefitted from superior specifications, enhanced energy efficiency or other features not shown to be present at the Property. The Tribunal therefore attached less weight to those properties.

30. The Tenant's comparables indicated rents of approximately £1,495 to £1,500 per calendar month. Taking into account the condition and presentation of the Property as shown in the photographs, together with its accommodation, modern development location, garden, off-street parking, gas central heating and double glazing, and having regard to the wider market evidence, the Tribunal concluded that the market rent lies modestly above the rents evidenced by the Tenant's comparables but below the level proposed by the Landlord.

31. Accordingly, the Tribunal determines that the rent which the Property might reasonably be expected to achieve on the open market at the valuation date is £1,550 per calendar month.

Market Rent	£1,550 pcm

Decision

32. The Tribunal determines the new rent amount at £1,550 per calendar month with effect from 24 October 2026 which is the beginning of the first new period of the tenancy which begins on or after the date of the determination.

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 (rule 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.