

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	HAV/00HB/MRB/2026/0002
Property	4 Cote Lea Park Westbury-on-Trym Bristol BS9 4AQ
Tenants	Emma Smith & Jack Williams
Tenant's Representative	None
Landlord	Nigel Sims and Susan Sims
Landlord's Address	3B Tummel Crescent Pitlochry Perth & Kinross PH16 5DF
Landlord's Representative	Ocean lettings & Management Ltd
Date of Application	6th August 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	I R Perry FRICS S Johnson
Date of Decision	17th September 2026
Rent Determined	£1,950 per calendar month
Date of Valuation	17th September 2026
Date the new rent takes effect	10th October 2026

REASONS FOR THE DECISION

Background

1. On 18th May 2026 the Tenants took a new tenancy of the Property at a rent of £1,950 per calendar month (pcm).
2. On 6th August 2026, under Section 14 (A1) of the Housing Act 1988, the Tenant applied to the Tribunal for an assessment of the rent on the basis that they considered that the rent was above the open-market rent achievable for the property.
3. 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. The Landlord provides furniture including two wardrobes, two beds, one small bedside table, wooden chest of drawers, dining table and chairs.

Liability for Council Tax

6. The Tenants are 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 Property

9. The property is described as a terraced house with accommodation comprising a hall, living room, dining room, kitchen, 3 bedrooms and bathroom. Windows are double glazed, floorings are provided and there is a garden.
10. The Property is situated in a residential area on the north side of Bristol, has 2 off road parking spaces and has solar panels fitted.

Evidence

11. The parties completed the relevant MR1 (tenant), MR2 (landlord) and MR3 (tenant's reply).

The Tenants

12. The Tenants made the following comments:
 - a) The Tenants provided a detailed analysis of rental properties ranging from £1,400 pcm to £1,800 pcm.
 - b) The Tenants referred to a continuing problem with drainage odour in the kitchen and slugs and snails entering the property through the floorboards. They suggest that these ongoing issues should be reflected by a reduced rent.
 - c) Photographs of the property and extracts of other properties available to rent on Rightmove were included.

The Landlords

13. The Landlords' Agent made the following comments:
 - a) The Landlord's Agent provided details of comparable properties within 0.5 miles of the Property advertised from £1,800 pcm to £ 2,000 pcm.
 - b) The Agent also provided rent statements showing the property had been let in 2024 for £2,100 pcm and in 2025 for £2,000 pcm.
 - c) The Agent states that the drains are running clear and that the Tenants have been advised to use pellets to deter molluscs and that the Tenants had identified an entry point which has now been blocked.
14. The Tribunal carefully considered the parties' competing submissions regarding the comparability of the evidence relied upon. The Tribunal accepts that some of the comparable properties referred to by both parties differ from the subject Property in terms of accommodation, specification, bathroom provision, parking arrangements and condition. The Tribunal therefore placed limited reliance upon any individual comparable property and instead considered the evidence

as a whole together with its own expertise and knowledge of rental values for similar properties within the locality.

Determination and Valuation

15. Under section 14(1) of the Housing Act 1988 (as amended), the Tribunal is required to determine the rent at which the Property might reasonably be expected to let in the open market by a willing Landlord at the beginning of the new period specified in the Landlord's notice. Relevant Tenant improvements or failure of the Tenant to comply with the terms of the tenancy are to be disregarded. Historic issues relating to the tenancy or the personal circumstances of the Landlord are not taken into account. The personal circumstances of the Tenant are only considered if an application for hardship has been made.
16. In reaching its determination, the Tribunal attached particular weight to the Property's location within Westbury-on-Trym, its three-bedroom accommodation, garden, driveway parking, flooring, furniture provided and the benefit of solar panels. The Tribunal also considered the parties' respective comparable evidence and the Property's previous letting history, although the market rent has been assessed in accordance with the statutory open market test at the valuation date.
17. The Tribunal has also taken account of the Tenants' concerns regarding drainage odours, occasional ingress of slugs and snails and the degree of overlooking to the garden. Whilst those matters were considered, the Tribunal was not satisfied on the evidence before it that they were of such significance as to materially affect the open market rental value of the Property.
18. Relying on its own expertise and general knowledge of rental values in the area, and the comparables provided by the Landlords/the Tenants, noting the items of furniture included and the provision of solar panels which will reduce energy costs the Tribunal considers that the market rent of the subject Property is £1,950 pcm.

Decision

19. The Tribunal determines the rent amount at £1,950 pcm with effect from 10th 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 after 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.