	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	BIR/31UC/MRA/2026/0074
Property	63 Warwick Avenue, Quorn, Loughborough, Leicestershire, LE12 8HE
Tenant	Mr Patrick Anthony Kemnic
Tenant's Representative	None
Landlord	Mr and Mrs Alan and Carole Dunsmore
Landlord's Address	29 Cradock Drive, Quorn, Loughborough, Leicestershire, LE12 8ER
Landlord's Representative	Leaders Ltd, 24-26 Church Gate, Loughborough, LE11 1UD
Date of Application	10 August 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Tribunal Judge C Payne Tribunal Member Ms Julie Rossiter MBAMRICS
Date of Decision	21 October 2026
Rent Determined	£1,100 per calendar month
Date of Valuation	21 August 2026
Date the new rent takes effect	21 October 2026

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REASONS FOR THE DECISION

Background

1. On 26 May 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1,150.00 per calendar month(pcm) in place of the existing rent of £900.00 pcm to take effect from 21 August 2026.

2. On 10 August 2026, under Section 14 (A3) 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 tenancy commenced on 21 June 2018. 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. On the evidence before the Tribunal, no services or furniture are provided by the Landlord and no separate costs for these fall to be considered.

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.

Hearing

7. 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

8. The Property is a three-bedroom semi-detached house, offering the following accommodation:

   Property: Ground floor hallway with understairs storage, living room, dining room and kitchen; first floor landing, bathroom with bath and electric shower, two double bedrooms with built-in wardrobes and a box room used as an office. Gas central heating with a boiler installed in 2020, double glazed windows and front door installed in 2023. Flooring is carpets throughout and linoleum in the kitchen and bathroom.

   Outside: Front and rear garden, a small garage used for storage, and a driveway providing off-road parking.

   The Property benefits from gas central heating, double glazing, a driveway and garage

   The Property is situated in Quorn, Loughborough, Leicestershire

Evidence

9. The parties completed the relevant MR1 (Tenant), MR2 (Landlord) and MR3 (Tenant's Reply).

The Tenant

10. The Tenant submitted that the Property's condition has not materially changed in 8 years aside from a replacement boiler and new windows/front door, that the previous boiler location in the kitchen was never made good, and that a proposed increase to £1,150 pcm (a 28% rise) is unreasonable against a suggested market rent of £945 pcm (a 5% increase consistent with past years)

11. The Tenant did not provide independent comparable rental evidence but did comment on the comparables relied upon by the Landlord submitting that they relate to properties with superior specification to the subject Property (details noted below).

The Landlord

12. The Landlord did not agree with the rent proposed by the Tenant and maintained the rent proposed in the Section 13 notice of £1,150 pcm, relying on a Best Price Guide report and asserting that the rent had been kept to a fixed 2.5% annual increase, which the Tenant disputes (see paragraph 16(b) above)

13. The following comparables were provided by the Landlord:

    a) £1,400 pcm - 3 bedroom detached house, Warwick Avenue, Quorn, LE12 (marketed 28 Jan 2026 - 23 Feb 2026) – Tenant noted this is a detached property.
    b) £1,375 pcm - 3 bedroom detached house, Poulteney Drive, Quorn, LE12, (marketed 3 Mar 2026 - 13 Apr 2026) - Tenant noted this is a detached property, with 3 double bedrooms, a garage, driveway, sizeable garden.
    c) £1,200 pcm - 3 bedroom semi-detached house, Beardsley Road, Quorn, LE12, (marketed 25 Nov 2025 - 9 Jan 2026) - Tenant noted that this property had an ensuite bathroom, extended kitchen and garage.
    d) £1,200 pcm - 3 bedroom semi-detached house, Barrow Road, Quorn, LE12, (marketed 23 Sep 2011 - 2 Mar 2026) - Tenant noted the new decor and carpets throughout and parking area to the front.
    e) £1,200 pcm - 3 bedroom terraced house, Barrow Road, Quorn, LE12, (marketed 24 Mar 2026 - 2 May 2026) - Tenant noted the driveway and large rear garden.
    f) £995 pcm - 3 bedroom town house, Quorndon Terrace, Quorn, LE12, (marketed 8 Dec 2025 - 21 Jan 2026) - Tenant noted the off road parking.

Determination and Valuation

14. 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, which it was not in this case.

15. The Tribunal considered that the comparable property at paragraph 14(e) above was the closest match to the Property and most persuasive, but noted the Tenant's comments with regards to parking and the garden,

16. Relying on its own expertise and general knowledge of rental values in the area, and the comparables provided by the Landlord, the Tribunal considers that the market rent of the subject Property modernised and in good order would be in the order of £1,150 pcm. This is the rent we would expect the property to let for in the open market at the valuation date and if it was in the same general condition as the comparable properties.

17. From this level of rent, the Tribunal has made adjustments in relation to the condition of the Property. The Tenant submitted evidence that:

    a) the Property has not been upgraded in the 8 years, save for a replacement boiler and new windows/front door,
    b) the area around the boiler had not been made good after works were completed,
    c) there was a repair to part of the internal garage roof in December 2025, remnants of which remain and were previously reported to the agent.

The full valuation is shown below:

Starting Rent	£1,150 pcm
Less	
Items given under a)- c) above	£50
Open-Market Rent	£1,100 pcm

Decision

18. The Tribunal determines the new rent amount at £1,100 per calendar month with effect from 21 October 2026, this being the beginning of the first new period of the tenancy which begins on or after the date of the determination, in accordance with section 14ZB(3)(b) of the Housing Act 1988 (as inserted by section 7 of the Renters' Rights Act 2025), as the date specified in the Landlord's notice under section 13(2) (21 August 2026) was before the date of this 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.