	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**BIR/00CN/MNR/2026/0154**
Property	**28 Goodby Road, Moseley, Birmingham, West Midlands, B13 8NJ**
Tenant	**Karen Evans.**
Tenant's Representative	**In person.**
Landlord	**West Ella Finance Limited.**
Landlord's Address	**The Estate Office, Jenkyn Place, Hole Lane, Bentley, Farnham, Surrey GU10 5LU.**
Landlord's Representative	**In person.**
Date of Application	**20 June 2026**
Type of Application	**Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Tribunal Judge Hamilton-Farey LLB FRICS.** **Mr. Clifford Simons.**
Date of Decision	**3 August 2026.**
Rent Determined	**£1,550.00 per calendar month exclusive of rates and Council Tax.**
Date the new rent takes effect	**29 May 2026.**

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REASONS FOR THE DECISION

Background

1. On 14 April 2026 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,560.00 per calendar month in place of the existing rent of £1,495.00 per calendar month to take effect from 29 May 2026.

2. On 5 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 a market rent.

3. The assured tenancy commenced following succession, on 25 December 2016.

4. The property is described by the parties as a detached, four-bedrooms house with 2 living rooms, bathroom, kitchen utility, gardens to front and rear and a garage. It was let unfurnished, has the benefit of double glazing and central heating, although it is said that the heating system has some issues which have not been attended to by the landlord.

5. Neither party queried the validity of the landlord's notice.

6. The tenant submitted that the proposed rent was too high for the property, that she had improved since succeeding to the tenancy, including the fitting of a W.C. and wash hand basin to the ground floor and creation of a utility room, as well as the provision of white goods, carpets and curtains. The tenant suggested that as part of the last rent review £600 was deducted from the market rent to reflect these improvements. It appears from that previous decision that the sum was in fact £505.00. The tenant suggested that the market rent should not increase and relied on a property in Wilserley Road B13, a 4-bed house which was let at £1,550.00, and if the £600 were deducted then the rent would actually be less than that passing and be in the region of £1,100.00.

7. The landlord submitted that the comparable relied on by the tenant was 113 sqm, that this equated to £13.71 psm, but that the subject house was actually much larger at 172 sqm, and if the same multiplier was used, then the rent should be £2,358.12. No other comparables were provided by the landlord.

8. The tribunal considers that reducing rentals to a figure per sq. metre may be useful but not conclusive, given that many other factors affect the valuation of property. We do however take into consideration that the subject property was

larger than that relied on by the tenant, and the starting market rent for this property should be in the region of £2,300.00.

Determination

9. Having considered the papers provided the tribunal finds the following: That the current market rent for this property, in a brand newly decorated condition, with white goods, carpets and curtains would be in the region of £2,00.00 pcm.

10. However, the subject property is not in the condition that would command that rental. The external decorations are poor, and the landlord has not provided the carpets, curtains or white goods. In our view, deductions must be made from that market rent to reflect those differences.

11. The tenant submits that £600 should be deducted from the market rent to take account of the works she has carried out since she succeeded to the tenancy. In 2025 the tribunal dealing with the rent increase made a deduction of £505 to reflect the age of those improvements. In our view a similar deduction should be made from the market rent to reflect the lack of modernisation, white goods, floor coverings, the provision of the wash hand basin/w.c. etc but that given the age of these works by the landlord the sum to be deducted should be £450.00. Our valuation is as follows:

Valuation:

12.	Open market rent recently redecorated, new flooring etc	£2,000.00
	Less an amount for lack of modernisation, lack of external decoration by the landlord, lack of white goods etc. plus terms of the tenancy:	£ 450.00
		£1,550.00
	Adjusted market rent	**£1,550.00**

Determination:

13. The tenant has not made any submissions in relation to hardship, and therefore the tribunal sets with market rent at £1,550.00 per calendar month with effect from 29 May 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.