

**FIRST - TIER TRIBUNAL**
**PROPERTY CHAMBER**
**(RESIDENTIAL PROPERTY)**

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| **Case Reference** | **CAM/00MA/MRA/2026/0026** |
| **Property** | **210 Winchester House, Bond Way, Bracknell, Reading, RG121LE** |
| **Tenant** | **(1) Wai Shun Leung**<br>**(2) Wing Lui Cheng** |
| **Landlord** | **Bilrose Limited** |
| **Landlord's Address** | **Harold Benjamin Solicitors, Hill House, 67-71 Lowlands Road, Harrow, HA13EQ,** |
| **Landlord's Representative** | **Chancellors** |
| **Date of Application** | **13 July 2026** |
| **Type of Application** | **Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988** |
| **Tribunal Members** | **D Cotterell FRICS**<br>**Ms. S Johnson** |
| **Date of Decision** | **29 October 2026** |
| **Rent Determined** | **£1,250.00 per month.** |
| **Date of Valuation** | **29 October 2026** |
| **Date the new rent takes effect** | **18 November 2026** |

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**REASONS FOR THE DECISION**

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## Background

1. On 11 June 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1,420.00 per calendar month(pcm) in place of the existing rent of £15,240.00 per annum (£1,270 pcm) to take effect from 18 August 2026.

2. On 13 July 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 18 July 2025. The rental period is now monthly as provided by the Renters Rights Act 2025.

## 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 Tenants are 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 one-bedroom ninth-floor flat forming part of a modern block, comprising a sitting room, bedroom and bathroom. The property includes two parking spaces. The Property is situated in a mainly commercial location to the western side of Bracknell town centre.

## Evidence

9. The Tribunal considered the tenants' application and the documents accompanying it. The Tribunal received no further representations or evidence from either party.

10. In the MR1 application, the applicants state:

*"I have been looking into the current rental market in Bracknell, particularly via the Office for National Statistics (ONS) data and local listings. According to the latest reports, the average annual rental growth for this area is currently between 5% and 7.1%.The proposed increase from £1,250 to £1,420 represents a 13.6% increase, which is significantly above the local market standard (Market Rate). As a reliable tenant who pays the rent on time and looks after the property, I would love to extend my stay here. However, an increase of this size is not sustainable for me, nor does it align with local market conditions".*

**Determination and Valuation**

11. 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.

12. Relying on its own expertise and general knowledge of rental values in the area, the Tribunal considers that the market rent of the subject Property in good order would be in the order of £1250.00 pcm. This is the rent we would expect the property to let for in the open market at the valuation date in good repair.

13. From this level of rent, the Tribunal has made no adjustment.

**Decision**

14. The Tribunal determines the new rent amount at £1250.00 per calendar month with effect from 18 November 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.