	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	CAM/22UB/MRA/2026/0065
Property	63 Frettons, Vange, Basildon, Essex SS14 1QN
Tenants	Colin Austin Jacqueline White
Landlord	Charlie Ready
Landlord's Address	Manor House, Corringham Park Farm, Corringham, Essex SS17 9NH
Date of Application	1st August 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Judge Nicol Dr J Wilcox
Date of Decision	12th November 2026
Rent Determined	£1,440 pcm
Date the new rent takes effect	20th November 2026

REASONS FOR THE DECISION

Background

1. On 17th June 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,600 per calendar month

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(pcm) in place of the existing rent of £950 pcm to take effect from 20th August 2026.

2. On 1st August 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 on 20th July 2016 for a term of 6 months. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant

4. As per sections 9A to 11 of the Landlord and Tenant Act 1985. According to the Landlord, at the commencement of the tenancy a reduced rent was agreed at the Tenant's request on the basis that they wished to undertake decoration themselves rather than the Landlord carrying out redecoration prior to occupation.

Liability for Council Tax

5. The Tenants are responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Determination

6. 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.

7. The Property is a terraced house, offering the following accommodation: 3 bedrooms, a living room, a dining room, a kitchen, a bathroom and a separate WC. There is gas central heating and double-glazed windows.

Evidence

8. Both the Tenant and the Landlord provided written submissions.

The Tenant.

9. The Tenants said they carried out improvements, including:
   - laminate floor to the living and dining rooms
   - a new internal toilet system to the bathroom – the Landlord was unable to identify what this referred to but stated that the current fittings appeared consistent with the ones which were there at the outset of the tenancy.

- new taps in the kitchen and bathroom
- a new combi boiler in the kitchen – the Landlord claimed that this was fitted pursuant to a local authority scheme and was not initiated by the Tenants.
- new lagging in the loft
- extractor fans in the kitchen and bathroom
- AstroTurf for the garden.

10. The Tenants also provided photos purporting to show the conditionate of the Property. There was clear evidence of broken and uneven paving outside but it is difficult to discern any other significant problems. The Landlord claimed that the photos, while accurate, mostly showed problems which were either recent or which have since been dealt with.

11. In terms of rental evidence, the Tenant had provided screenshots of estate agents' advertisements for properties in the following locations:

- Ayletts, £1,400 pcm
- Fryerns, £1,550 pcm

The Landlord

12. The Landlord states that at the start of the tenancy, a reduced rent was agreed at the Tenants' request on the basis that they wished to undertake decoration themselves.

13. The Landlord provided email reports from estate agents giving their opinions as to the likely rental value:

a) Douglas Allen, £1,650-£1,700 pcm
b) Temme English Lettings and Management, £1,600 to £1,650 pcm, depending on the condition.
c) Balgores Lettings referred to two particular recent lettings for £1,650 PCM and £1,600 pcm but stated that, without seeing the condition of the property internally, it would be difficult to provide an accurate rental valuation.

14. The Landlord also provided some screenshots of estate agents' advertisements for properties being offered for rent for £1,800 and two at £1,750. He further provided some estate agents' particulars of two one-bedroom flats with asking rents of £1,200 and £1,100.

Determination and Valuation

15. The principal problem with the parties' comparables is that they were asking rents, not rents achieved. There is also no detail on room sizes, condition, and

amenities. The estate agents' reports are of little help as they had not inspected the property and gave no basis for their opinions. The estate agents' particulars provided by the Landlord also consisted only of photos, which were not particularly helpful.

16. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the parties, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £1,600 pcm.

17. From this level of rent, the Tribunal has made adjustments in relation to the following: 10% for condition. The items relating to condition are based on the photographs provided and include, but are not limited to, the poorly fitting electrical double socket, a blown window pane, cracked and uneven external paving and walkways, and worn kitchen worktops which require re-grouting. This results in a market rent, in current condition, of £1,600 pcm less 10% which equates to £1,440 pcm.

Undue hardship

18. The new rent takes effect from the next rental period unless that would cause undue hardship to the Tenant. In cases of undue hardship, the Tribunal has a discretion to fix a starting date up to two months later.

19. The Tenants said that they received a total of £2,166.44 for Pension Credit, State Pension and Housing Benefit but gave no idea of what their outgoings were. Therefore, there is insufficient evidence to determine that they would suffer any undue hardship.

Decision

20. Therefore, the Tribunal determines the market rent at £1,440 per calendar month with effect from 20th November 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.