	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**CAM/26UC/MRA/2026/0074**
Property	**214 Windmill Road, Hemel Hempstead, HP2 4BU**
Tenant	**Radoslaw Glebocki**
Tenant's Representative	**N/A**
Landlord	**Rebecca Jashek**
Landlord's Address	**9 Crofts Path, Hemel Hempstead, HP3 8HB**
Landlord's Representative	**Leaders**
Date of Application	**10 August 2026**
Type of Application	**Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Judge A. Arul** **Patrick McGreal MRICS**
Date of Decision	**11 November 2026**
Rent Determined	**£1,975 per calendar month**
Date of Valuation	**30 September 2026**

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Date the new rent takes effect	**30 November 2026**

REASONS FOR THE DECISION

Background

1. On 14 July 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988, which proposed a new rent of £2,090 per calendar month (pcm) in place of the existing rent of £1,900 pcm, to take effect from 30 September 2026.

2. On 10 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 30 September 2021. 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. None.

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.

Any other terms of the tenancy taken into consideration in determining the rent.

7. None.

Inspection/Hearing

8. Neither party requested an inspection or 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

9. The Property is mid-terrace three-bedroom house dating from approximately the 1950's and is constructed of traditional cavity brickwork under a tiled pitched roof. It offers the following accommodation:

   Lounge, diner/kitchen, utility room, cloakroom, three bedrooms and shower-room. The internal floor area is approximately 100 sq.m. The Property benefits from space heating and double glazing.

   White goods are included within the tenancy along with the following items of furniture: one double bed, one dining table with four chairs and three bar stools.

   Outside: Rear garden with two sheds and front paved off-street parking area.

   The Property forms part of an estate originally constructed for social housing which is situated about a mile and three quarters from Hemel Hempstead mainline railway station with service to London Euston. Main shopping amenities are closer being less than a mile away.

Evidence

10. The parties completed the relevant MR1 (Tenant) and MR2 (Landlord) forms and the Tenant submitted an MR3 (Tenant's reply) form.

The Tenant.

11. The Tenant considered the proposed rent of £2,090 pcm to be high and not supported by comparable evidence. They contended that the market rent was the current rent of £1,900 pcm.

12. In relation to condition, the Tenant argued that some double glazing has been recently installed but the remainder is dated. The Energy Performance Certificate ("EPC") gives a D rating; they pointed out that the Landlord had incorrectly referred to a C rating. The Tenant supplied photographs of the interior and exterior.

13. In relation to rental values, the Tenant argued that the best guide to value is another property in Windmill Road that was being marketed at a rent of £1,950 pcm (let agreed). Further, an internet search within a ½ mile radius of the subject Property returned five three-bedroom houses. Four of the five were advertised at £1,900 or £1,950 pcm. None of the properties marked let agreed had been advertised above £1,950 pcm.

14. The Tenant provided a comparison between the subject Property and the following comparables:

a) 187 Windmill Road. A terraced house in the same road and of the same age and style as the subject Property providing: porch, lounge, large kitchen, dining room, cloakroom, shower room and three bedrooms. This property has an internal floor area of 110 sq.m. This property also has an EPC rating of D. It was being marketed in August 2026 at £1,950 pcm and a letting was apparently agreed. The agreed rent is not known though.

b) 22a Abel Close. An end of terrace house of the same age and similar style as the subject Property providing: lounge, kitchen/diner, cloakroom, two bathrooms (one ensuite) and three bedrooms. In addition, there is a garage. This property has an internal floor area of 95.9 sq.m. This property also has an EPC rating of D. This property is less than ½ mile from the subject Property. It was being marketed in August 2026 at £2,000 pcm.

c) 52 Adeyfield Road. A terraced house of the same age and style as the subject Property providing: two reception rooms, cloakroom, bathroom and three bedrooms. This property has an internal floor area of 107 sq.m. This property also has an EPC rating of C. This property is within a fifth of a mile of the subject Property. It was being marketed in August 2026 at £1,900 pcm.

d) 55 Herbert Street. A semi-detached house that appears over a hundred years old and is therefore of a different style to the subject Property. It provides: lounge, cloakroom, kitchen, diner, bathroom and three bedrooms. This property has an internal floor area of 104.6 sq.m. This property also has an EPC rating of C. This property is around a mile from the subject. It was being marketed in July 2026 at £1,900 pcm and a letting was apparently agreed. The agreed rent is not known though.

The Landlord.

15. The Landlord maintained that the proposed rent of £2,090 pcm reflected market rates and was supported by their comparables.

16. In relation to condition, the Landlord argued that a three-bedroom house with an energy-efficient EPC rating of C is a rare commodity in the current HP2 ecosystem. Further that the Property will stand out immediately against the thin volume of available rental stock. The Landlord conceded that the rating was in fact D.

17. In relation to the Tenants' main comparable in Windmill Road, at £1,950 pcm, the Landlord said that it appears to only have parking for one car whereas the subject Property has potential for 3-4 spaces. The subject Property also has a larger rear garden space and larger bedrooms, which is believed to increase the overall value for the subject Property.

18. The Landlord stated that the subject Property would be expected to achieve £2,090 on the open market due to the demand of three-bedroom properties this size with garden and parking for multiple cars. The Property is more energy efficient than the average rental property which can make it considerably more desirable for tenants. With three-bedroom properties ranging from £1,750 to £2,300 pcm on the market, the amount of £2,090 pcm was said to be a fair rental amount.

19. In relation to rental evidence, the Landlord provided the following comparables.

    a) A property report provided by the Landlord's agent advising that the Property was last sold in October 2017 for £365,000. The report stated an estimated current market rent of £2,100.

    b) Sale prices for eight houses in the HP2 postcode including two in Windmill Road were submitted.

    c) Rental prices for eleven houses in the HP1, HP2 and HP3 postcodes including two in Windmill Road were submitted. The asking rents ranged from £1,900 to £2,250 pcm. Nine houses had three bedrooms and two had four bedrooms. The Adeyfield Road comparable referred to by the Tenant was included and this was the nearest in distance terms to the subject Property, aside from those on the same road. The properties were of a variety of ages and styles but, apart from a picture of their elevations, floor area and bedroom numbers, no further information was provided.

    d) A Best Price Guide produced by the Landlord's agent which comprised brief details of nine three bedroom houses in Hemel Hempstead that were marketed for rent between May 2024 and June 2026 at between £1,950 and £2,300 pcm. Some are in the HP3 postcode so outside HP2. These included the Windmill Road property referred to by the tenants and another in Windmill Road that was marketed between October 2025 and November 2025 at a rent of £1,950 pcm. From the details, the second property is a semi-detached house with extensive off-street parking and electric vehicle charging infrastructure. Save for the two comparables in Windmill Road the others are some way from the subject Property. In addition, the agents provided some data concerning the general market in the HP2 postcode.

Determination and Valuation

20. The Tribunal took account of the submissions and evidence of both parties including as to the local area, condition of the Property and comparable properties.

21. 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.

22. The Landlord accepted that the EPC certificate showed the rating for the subject Property is rated D and not C. The parties' comparables showed a mix of ratings, mostly C or D.

23. The norm in the locality based on the comparables provided appears to be for unfurnished lettings but the subject Property is let on a furnished basis. The Tribunal considers that a tenant will pay more for a furnished property than an unfurnished one. A furnished property saves prospective tenants incurring significant expenditure in furnishing it themselves and having to deal with the furnishings to the end of the tenancy. Therefore, a prospective tenant would likely increase their rental bid for a furnished rather than an unfurnished property.

24. The Tenants' comparables are focussed to the immediate locality with one exception and to the same style as the subject Property with the same exception. Full letting details have been provided of their comparables enabling the Tribunal to gain a good understanding of the properties concerned.

25. The Landlord's comparables are greater in quantity and spread around Hemel Hempstead. They are also a myriad of styles of properties. They are less focussed than the Tenants' and are very short on detail. It is noted that two comparables (Windmill Road and Adeyfield Road) feature in both the parties' submissions.

26. Both parties' comparables relate to marketing rather than actual rents and the Tribunal is mindful that the two may differ. Since the commencement date of the Renters Act 2025 on 1 May 2026 actual agreed rents should not exceed the asking rent. The asking rents may be taken to be the highest likely rent achievable for those advertised properties. Despite this caution the Tribunal must determine the matter on the evidence provided.

27. The best guide to market rental value is letting of properties similar in accommodation, spatial and locational terms. The Tribunal therefore agrees with

the Tenant's assertion that this should be the starting point in assessing the open market value of the subject Property. The Tenant has referred to the marketing of properties in Adeyfield Road and Abel Close and the Tribunal is satisfied that these demonstrate the marketing rent for the property in Windmill Road is not an outlier in market terms. Indeed, another Windmill Road property appeared in the Landlord's comparables at the same rent, although semi-detached. The Landlord's comparables are spread around a much wider geographical area and many are a different style to the subject Property. Overall, the Tribunal does not consider them as reliable as the Tenant's four comparables and in particular, the Windmill Road property.

28. The Windmill Road comparable was on the market in August 2026 at a rent of £1,950 pcm and a let ensued. That property is in the same road as the subject Property and of the same age and style. It is 10% larger in floor space terms than the subject Property. The Tenant provided an in-depth comparison between the comparable and the subject. Whilst this is noted, the Tribunal considers the rental market is not as sensitive as to distinguish in rental terms for all the differences mentioned. Likewise, the Tribunal does not consider the rental market would distinguish between the different rear garden sizes of the subject Property as suggested by the Landlord. They are both good sized. The Tribunal also notes the front gardens are paved over to provide off-street parking. The Landlord contended that the Windmill Road comparable appears to have parking for only one car compared to 3-4 spaces for the subject Property however the Tribunal took the view based on the photographs that both properties could accommodate several cars in the front paved areas.

29. One feature of significance is that the Windmill Road property is being let unfurnished whereas the subject Property is being let with some furnishings. The Tribunal considers this adds to the rental value of the subject Property.

30. Having regard to the size and location of the Property and relying on its own expert, general knowledge of rental values in the area, and the comparables provided by both parties, the Tribunal considers that the market rent of the subject Property would be in the region of £1,975 pcm. This is the rent we would expect the Property to be let for in the open market.

Market rent **£1,975 pcm**

Undue hardship

31. The new rent takes effect from the date which is the beginning of the first new period of the tenancy which begins on or after the date of the determination unless that would cause undue hardship to the Tenant. In cases of undue

hardship, the Tribunal has a discretion to fix a later starting date up to two months after it makes its determination.

32. The Tenant has not asked the Tribunal to fix a later starting date in this case.

33. On the basis of the evidence provided, the Tribunal considers that for the increase to take effect from the date the Tribunal makes its determination would not cause undue hardship and does not fix a later starting date.

34. The Tribunal determines the new rent amount at £1,975 per calendar month with effect from 30 November 2026 which is the beginning of the first new period of the tenancy which begins on or after the date of the determination.

Decision

35. Therefore, the Tribunal determines the market rent at £1,975 per calendar month with effect from 30 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.