



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

Case Reference : **CHI/00HE/MNR/2021/0108**

Property : **92 Tresaderns Road
Redruth
Cornwall
TR15 1BL**

Landlord : **Mrs E Dalton**

Representative : **None**

Tenant : **Mrs K Oates**

Representative : **None**

Type of Application : **Determination of a Market Rent
sections 13 & 14 of the Housing Act
1988**

Tribunal Members : **Mr I R Perry BSc FRICS
Miss C D Barton BSc MRICS
Mr J S Reichel BSc MRICS**

Date of Inspection : **None. Paper determination**

Date of Decision : **11th November 2021**

DECISION

Summary of Decision

1. On 11th November 2021 the Tribunal determined a market rent of £750 per month for the property to take effect from 10th September 2021.

Background

2. The case concerned the determination of a market rent for the subject property following a referral of the Landlord's notice of increase of rent by the Tenant pursuant to sections 13 and 14 Housing Act 1988.
3. On 12th July 2021 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £850 per month in place of the existing rent of £720 per month to take effect from 10th September 2021. The notice complied with the legal requirements.
4. On 2nd September 2021 the Tenant applied to the Tribunal under Section 13(4) (a) of the Housing Act 1988.
5. The Coronavirus pandemic and considerations of health have caused a suspension of inspections and Tribunal hearings in person until further notice.
6. The Tribunal issued directions on 1st October 2021 informing the parties that the Tribunal intended to determine the rent based on written representations. The parties were invited to make submissions which could include photographs or videos.
7. Both parties submitted detailed papers by the specified dates. The papers were also copied to the other party. A Tribunal hearing was arranged for 11th November 2021 using video conferencing.

The Property

8. From the information given in the papers and available on the internet the property comprises a semi-detached house on the northern edge of Redruth, approximately one mile from the centre of the Town. Redruth itself contains all main amenities.
9. The accommodation is described as including a Hall, Living Room, Kitchen/Dining Room, three Bedrooms, Bathroom with WC and an Attic. There are gardens to front and rear and a parking space
10. The property has gas-fired central heating, double-glazed windows and on street parking only. The Landlord provides carpets but no curtains or white goods.

Submissions

11. The initial tenancy began on 14th November 2014 at a rent of £650 per month.
12. The Landlord states that the roof was repaired and the outside of the house was repainted in June/July 2021. New carpet was fitted to the Hall, Stairs and Landing in August 2021 and some works were carried out within the rear garden including removal of an old greenhouse in July 2021. These works were undertaken by the Landlord.
13. The papers provided state that the Kitchen and Bathroom fittings were renewed in 2013.
14. In her submission the Tenant refers to an Improvement Notice issued by the Local Authority Environmental Health department, but no copy of any notice was submitted.
15. The Tenant states that part of the garden has been blocked off by the builder employed by the Landlord pending completion of works within the garden.
16. The Tenant also refers to other items of disrepair including internal damp and mould, several 'blown' windows, decorations damaged before the roof was repaired, damaged meter boxes, poorly sealed fireplace opening, soil pipe leak, cooker hood defective, lack of vents, leaks from Bath/WC and damaged flooring.

The Law

S14 Determination of Rent by First-tier Tribunal

- (1) Where, under subsection (4) (a) of section 13 above, a tenant refers to a First-tier Tribunal a notice under subsection (2) of that section, the Tribunal shall determine the rent at which, subject to subsections (2) and (4) below, the Tribunal consider that the dwelling-house concerned might reasonably be expected to be let in the open market by a willing landlord under an assured tenancy-
 - (a) which is a periodic tenancy having the same periods as those of the tenancy to which the notice relates;
 - (b) which begins at the beginning of the new period specified in the notice;
 - (c) the terms of which (other than relating to the amount of the rent) are the same as those of the tenancy to which the notice relates; and
 - (d) in respect of which the same notices, if any, have been given under any of Grounds 1 to 5 of Schedule 2 to this Act, as have been given (or have effect as if given) in relation to the tenancy to which the notice relates.

- (2) In making a determination under this section, there shall be disregarded-
- (a) any effect on the rent attributable to the granting of a tenancy to a sitting tenant;
 - (b) any increase in the value of the dwelling-house attributable to a relevant improvement carried out by a person who at the time it was carried out was the tenant, if the improvement-
 - (i) was carried out otherwise than in pursuance of an obligation to his immediate landlord, or
 - (ii) was carried out pursuant to an obligation to his immediate landlord being an obligation which did not relate to the specific improvement concerned but arose by reference to consent given to the carrying out of that improvement; and
 - (c) any reduction in the value of the dwelling-house attributable to a failure by the tenant to comply with any terms of the tenancy.
- (3) For the purposes of subsection (2)(b) above, in relation to a notice which is referred by a tenant as mentioned in subsection (1) above, an improvement is a relevant improvement if either it was carried out during the tenancy to which the notice relates, or the following conditions are satisfied, namely-
- (a) that it was carried out not more than twenty-one years before the date of service of the notice; and
 - (b) that, at all times during the period beginning when the improvement was carried out and ending on the date of service of the notice, the dwelling-house has been let under an assured tenancy; and
 - (c) that, on the coming to an end of an assured tenancy at any time during that period, the tenant (or, in the case of joint tenants, at least one of them) did not quit.
- (4) In this section "rent" does not include any service charge, within the meaning of section 18 of the Landlord and Tenant Act 1985, but, subject to that, includes any sums payable by the tenant to the landlord on account of the use of furniture, in respect of council tax or for any of the matters referred to in subsection (1) (a) of that section, whether or not those sums are separate from the sums payable for the occupation.

Consideration and Valuation

17. The Tribunal first considered whether it felt able to reasonably and fairly decide this case based on the papers submitted only with no oral hearing. Having read and considered the papers it decided that it could do so.
18. The Tribunal is required to determine the rent at which the subject property might reasonably be expected to be let in the open market by a

willing Landlord under an assured tenancy. The personal circumstances of the Tenant are not relevant to this issue.

19. Having carefully considered the representations from the parties and associated correspondence and using its own judgement and knowledge of rental values in Redruth the Tribunal decided that the market rent for the subject property if let today in a condition that was usual for such an open market letting would be £850 per month.
20. However the property is not in a condition that would merit such a rent and the Tribunal decided that a number of deductions should be made to reflect the condition of the property and those items supplied by the Tenant which would normally be supplied by a Landlord.
21. Using its experience the Tribunal decided that the following adjustments should be made:

Tenant's provision of white goods	£30
Tenant's provision of curtains	£20
Failing double glazed windows	£20
General condition and repair	£30
TOTAL	<u>£100</u>

22. The Tenant made no representation that the starting date for the new rent specified in the Landlord's notice would cause the Tenant undue hardship.

Determination

23. The Tribunal therefore decided that the rent at which the subject property might reasonably be expected to be let in the open market by a willing Landlord under the terms of this assured tenancy was £750 per month.
24. The Tribunal directed that the new rent of £750 per month should take effect from 10th September 2021 this being the date specified in the Notice.

RIGHTS OF APPEAL

1. A person wishing to appeal this decision to the Upper Tribunal (Lands Chamber) must seek permission to do so by making written application to the First-tier Tribunal at the Regional office which has been dealing with the case. Where possible you should send your application for permission to appeal by email to rpsouthern@justice.gov.uk as this will

enable the First-tier Tribunal Regional office to deal with it more efficiently.

2. The application must arrive at the Tribunal within 28 days after the Tribunal sends to the person making the application written reasons for the decision.
3. If the person wishing to appeal does not comply with the 28-day time limit, the person shall include with the application for permission to appeal a request for an extension of time and the reason for not complying with the 28-day time limit; the Tribunal will then decide whether to extend time or not to allow the application for permission to appeal to proceed.
4. The application for permission to appeal must identify the decision of the Tribunal to which it relates, state the grounds of appeal, and state the result the party making the application is seeking.