



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

**Case Reference** : **CHI/00HC/MNR/2021/0103**

**Property** : **Flat 3  
54 Beach Road  
Weston-super-Mare  
Somerset  
BS23 1BH**

**Landlord** : **Standbetter Ltd**

**Representative** : **4 Let Ltd**

**Tenant** : **C Agass**

**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** : **11<sup>th</sup> November 2021**

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**DECISION**

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## **Summary of Decision**

1. On 11th November 2021 the Tribunal determined a market rent of £520 per month for the property to take effect from 27<sup>th</sup> 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 22nd July 2021 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £520 per month in place of the existing rent of £475 per month to take effect from 27<sup>th</sup> September 2021. The notice complied with the legal requirements.
4. On 26<sup>th</sup> August 2021 the Tenant made an application 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 28<sup>th</sup> September 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 very clearly setting out their respective cases. The papers were also copied to the other party. A Tribunal hearing was arranged for 11<sup>th</sup> November 2021 using video conferencing.

## **The Property**

8. From the information given in the papers and available on the internet the property comprises a first floor flat within a three-storey semi-detached property facing the sea at Weston-super-Mare. The property is separated from the beach by Beach Road itself and a narrow strip of green open space.
9. Local shops are within a reasonable walking distance and there is a good range of general facilities within the town. Weston-super-Mare is a popular resort town. The property is not within the main tourist area.
10. The accommodation is described as including a Living Room, galley Kitchen, Bedroom and Bathroom. Windows are double-glazed and there is a central heating system. The Landlord provides carpets and some white goods but no curtains. There is no off-street parking and on-street parking is limited.

11. The initial tenancy began on 27<sup>th</sup> January 2014 when the rent was £450 per month.

### **Submissions**

12. The Tenant states that the fridge is broken, the seals to the cooker are defective, that two windows are broken, the Bathroom and Kitchen fittings are dated, the Lounge and Bathroom ceilings are both stained from old water leaks, there is dampness in the Bedroom and no ventilation to the Kitchen or Bathroom. Supporting photographs were provided to the Tribunal. The Tenant also stresses that parking close to the property is a particular difficulty.
13. The Landlord's Agent accepts that the cooker is broken and supplied a detail of comparable properties in the area listed as being available to let.

### **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**

- 14. 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.
- 15. 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.
- 16. Having carefully considered the representations from the parties and associated correspondence and using its own judgement and knowledge of rental values in Weston-super-Mare 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 £650 per month. This figure takes account of the difficulty of parking close to the property which the Tribunal considers to be offset by proximity to the beach.

17. However the property is not in a condition that would justify a rental of £650 per month and a number of adjustments should be made to reflect this.
18. In particular deductions from such a market rent should be made to reflect the broken windows, partial provision of white goods, Tenant's provision of curtains, damp issues and general age/wear and tear of decorations.
19. Using its experience the Tribunal decided that the following adjustments should be made:

Tenant's partial provision of white goods	£25
Tenant's provision of curtains	£15
Defective windows	£30
Damp issues	£25
General dated condition and decorations	£35
<b>TOTAL</b>	<b>£130</b>

20. 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**

21. 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 £520 per month.
22. The Tribunal directed that the new rent of £520 per month should take effect from 27<sup>th</sup> 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](mailto: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.