



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

Case Reference : **BIR/OOGF/MNR/2025/0796**

Property : **46 John Hunt Avenue
Trench
Telford
TF2 7FB**

Tenant : **Yaa Murdoch**

Landlord : **PRS REIT (SW11) Investments LLP**

Landlord's agent : **Simple Life Homes**

Date of application : **2nd September 2025**

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

Tribunal Members : **Mr G S Freckelton FRICS
Mrs K Bentley
Mr A Churchill BSc MRICS**

Date of Decision : **9th March 2026**

DECISION

**The Tribunal determines a rent of £1,230.00 per month with effect from
13th October 2025**

REASONS FOR THE DECISION

Background

1. On 6th August 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,250.00 per month in place of the existing rent of £1,185.00 to take effect from 13th October 2025.
2. On 2nd September 2025, 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.

Inspection

3. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties and having regard to its own knowledge, expertise and online research.

Evidence

4. The Tribunal has considered the written submissions provided by the Tenant and the Landlord.
5. From the information provided it appears that the property comprises of a semi-detached house with living room, kitchen, ground floor W.C., two double bedrooms, one single bedroom and bathroom. There is understood to be central heating and double glazing.
6. Outside are gardens and car parking space.
7. The tenant submits that they have provided carpets, curtains and central heating.
8. The tenant submits various comparable evidence of semi-detached and terraced properties with similar accommodation at rentals between £895.00 - £1,150.00 per month.
9. The landlord submits that carpets, curtains and white goods are provided by the landlord. This is in contradiction of the submission of the tenant. The Tribunal is persuaded that certainly the central heating will have been provided by the landlord although the running costs will be the responsibility of the tenant.
10. The landlord submits, as comparable evidence various three-bedroom semi-detached properties in John Hunt Avenue under the agent's management at rentals between £1,250.00 - £1,295.00 per month. In addition, further comparables were provided in the nearby area of properties let between £1,250.00 - £1,270.00 per month.
11. The Tribunal has considered the written submissions provided by the Tenant and the Landlord.

Determination and Valuation

12. Having considered the comparable evidence proved by the parties and of our own expert, knowledge of rental values in the area, we consider that the open market rent for the property in good tenable condition would be in the region of £1,295.00 per month. From this level of rent we have made adjustments in relation to:

a) The Tenant's liability to redecorate.

13. The full valuation is shown below:

Market Rent	£1,295.00 per month
<i>Less</i>	
a) Tenant's internal decoration liability @ 5% £65.00	<u>£65.00</u>
Say	£1,230.00

Decision

12. The Tribunal therefore determined that 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 was £1230.00 per month with effect from 13th October 2025.

Chairman: G S Freckelton FRICS

Date: 9th October 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.

Notice of the Tribunal Decision and Register of Rents under Assured Periodic Tenancies (Section 14 Determination)

Housing Act 1988 Section 14

Address of Premises

46 John Hunt Avenue
Trench
Telford
TF2 7FB

The Tribunal members were

Mr G S Freckelton FRICS
Mrs K Bentley
Mr A Churchill BSc MRICS

Landlord

PRS REIT (SW11) Investments LLP

Address

c/o Simple Life Homes
Stafford Court
145 Washway Road
Manchester M33 7PE

Tenant

Yaa Murdoch

1. The rent is:

£1,230.00

Per

Month

(excluding water rates and council tax but including any amounts in paras 3)

2. The date the decision takes effect is:

13th October 2025

3. The amount included for services ~~is~~/is not applicable

N/A

Per

4. Date assured tenancy commenced

13th October 2023

5. Length of the term or rental period

12 Months

6. Allocation of liability for repairs

Landlord and Tenant Act 1985

7. Furniture provided by landlord or superior landlord

None

8. Description of premises

A semi-detached house comprising living room, kitchen, ground floor W.C, two double bedrooms, one single bedroom, bathroom. Central heating. Double glazing. Garden. Parking.

Chairman

G S Freckelton
FRICS

Date of Decision

9th March 2026