



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

Case Reference : **BIR/41Uc/MNR/2025/0791**

Property : **28a Church Hill Street
Winshill
Burton-on-Trent
Staffordshire
De15 0HT**

Tenant : **Vicky Proudlove**

Landlord : **SBS Group**

Landlord's agent : **Smith partnership**

Date of application : **10th 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 : **8 June 2026**

DECISION

**The Tribunal determines a rent of £650.00 per month with effect
from 1st October 2025**

REASONS FOR THE DECISION

Background

1. On 26th August 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £700.00 per month in place of the existing rent of £450.00 to take effect from 1st October 2025.
2. On 10th 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 not inspect the property but considered this case having regard to its own knowledge, expertise and online research.

Evidence

4. No written submissions were provided by the parties.
5. From the information provided it appears that the property comprises of a first-floor flat with living room, kitchen, two bedrooms and bathroom. It is understood that the property is unfurnished.

Determination and Valuation

6. No submissions were made by either party. Having regard to 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 £650.00 per month.

Decision

7. 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 £650.00 per month with effect from 1st October 2025.

Chairman: G S Freckelton FRICS

Date: 8 June 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

28a Church Hill Street
Winhill
Burton-on-Trent
Staffordshire
DE15 0HT

The Tribunal members were

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

Landlord

SBS Group

Address

c/o Wyvern House
Railway Terrace
Derby
DE1 2RU

Tenant

Vicky Proudlove

1. The rent is:

£650.00

Per

month

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

2. The date the decision takes effect is:

1st October 2025

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

N/A

Per

4. Date assured tenancy commenced

1st September 2015

5. Length of the term or rental period

Six 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 first-floor flat comprising living room, kitchen, two bedrooms and bathroom.

Chairman

G S Freckelton
FRICS

Date of Decision

08 June 2026