



FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference : BIR/47UE/MNR/2026/0131

Property : Apartment 105 John Gregory Court, Sherriff
Street, Ronkswood, Worcester, WR4 9GS

Tenant : Safurat Sarah Saliu & Olusegun Ojumatimi

Landlord : Sherriff's Gate Phase 1 Developments
Limited

Landlord's agent : Centrick Property Management

Date of application : 13th May 2026

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

Tribunal Members : T W Jones FRICS
S Sohota

Date of Decision : 2nd July 2026

DECISION

The Tribunal determines a rent of £1125 (One Thousand One Hundred and Twenty-Five Pounds) per calendar month with effect from 2nd July 2026

REASONS FOR THE DECISION

Background

1. On 23rd April 2026 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1125 per calendar month in place of the existing rent of £1100 pcm to take effect from 1st June 2026.
2. On 13th May 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.

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 considered the written submissions provided by the Tenant and the Landlord. From the information provided it appears that the subject property is a relatively new first floor 2-bedroom apartment within a block of similar properties and whilst not let furnished it was let with white goods comprising cooker, hob, fridge, washing machine and dishwasher.
5. The property was let on a 12-month Assured Shorthold Tenancy incorporating standard repairing obligations.
6. The Tenant submitted details of comparable evidence to support their assertion as to the market rent and indicated that the majority of directly comparable properties were available at between £800 and £1,000 pcm, the landlord had relied heavily on higher-priced units within the same development, the subject property does not include additional services or features that would justify a premium rent, and the appropriate valuation approach would be to assess the rent based on the open market as a whole rather than a limited subset of higher value lettings.
7. The Landlord submitted details of both properties on the open market and completed lettings seven of which were between 31st March 2026 and 25th May 2026 at rents ranging from £1150 to £1200 per calendar month. Further, the Landlord stated that the lower rental figures achieved reflected the rent incentives offered during the initial phase due to the substantial number of units offered on the open market at one time thus such comparables should be given little weight when assessing the current open market rent.
8. In response to the Landlord's submission the Tenant reiterated their opinion as set out in their initial submission and concluded that the proposed rent of £1125 pcm

reflected an upper range valuation rather than the open market rent and that a fair market rent lay in the region of £1000-£1050 per calendar month.

Determination and Valuation

9. Having considered the comparable evidence provided by the Landlord and Tenant together with our own expert knowledge of rental values in the area, we consider that the open market rent for the property to be fairly represented by the sum of £1125 per calendar month.

Decision

10. 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 £1125 per calendar month with effect from 1st June 2026.

Hardship

11. The Tenant raises hardship in their submissions. Accordingly, the Tribunal directs the new rent of £1125 per calendar month to take effect from 2nd July 2026 this being the date of the Tribunal.

Chairman:



Date: 2nd July 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

Apartment 105 John Gregory
Court, Sherriff Street,
Ronkswood, Worcester, WR4
9GS

The Tribunal members were

T W Jones
S Sohota

Landlord

Sherriff's Gate Phase 1 Developments Limited

Address

C/o The Exchange, 19 Newhall Street, Birmingham,
West Midlands, B3 3PJ,

Tenant

Safurat Sarah Saliu Olusegun Ojumatimi

1. The rent is:

£1125

Per

calendar
month

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

2. The date the decision takes effect is:

2nd July 2026

3. The amount included for services is not applicable

Per

4. Date assured tenancy commenced

12th May 2025

5. Length of the term or rental period

12-month tenancy

6. Allocation of liability for repairs

Landlord and Tenant Act 1985

7. Furniture provided by landlord or superior landlord

White goods to include cooker, hob, fridge, washing machine, dishwasher.

8. Description of premises

Newly built first floor 2-bedroom apartment

Chairman



Date of Decision

2nd July 2026