



FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference : BIR/00CS/MNR/2026/0150

Property : 20 Roman Way, West Bromwich, B71 3NZ

Tenant : Carrie Ann Stokes

Landlord : Citra Living Properties (No.3) Limited

Landlord's agent : Ascend Living

Date of application : 9th June 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 £1275 (One Thousand Two Hundred and Seventy-Five Pounds) per calendar month with effect from 2nd July 2026

REASONS FOR THE DECISION

Background

1. On 29th April 2026 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1275 per calendar month in place of the existing rent of £1185 pcm to take effect from 26th June 2026.
2. On 9th June 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 limited information provided it appears that the subject property is a modern 2-bedroom semi-detached house with ground floor wc, together with tarmacadam surfaced parking to front and rear enclosed garden.
5. The property was let on a 12-month Assured Shorthold Tenancy incorporating standard repairing obligations.
6. The Tenant submitted that they had seen large 3-bedroom properties to rent for less than the proposed £1275, a new build detached 2-bedroom property achieved £1200pcm and a 3-bedroom semi-detached house realised £975 per calendar month all of which were in close proximity to the subject property. The Tenant's submission was complemented by images of properties offered "To let" ranging from £975-£1200 per calendar month. Further, the Tenant indicated that the Landlord had recently completed remedial works to the property including boiler replacement and that the Landlord was not maintaining the communal areas.
7. The Landlord submitted that the Tenant's comparable properties were unlike the subject property and that if said property were to be placed on the open market to let, they were confident that it would achieve a rent of between £1275pcm and £1300pcm. The Landlord further submitted details of 3-bedroom semi-detached houses currently on the open market at asking rents of £1400pcm.
8. In response to the Landlord's submission the Tenant reiterated their opinion as set out in their initial submission and that a similar 2-bedroom property had recently let in April for £1250 but importantly had been given an incentive of one month's rent free.

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 £1275 per calendar month with effect from 26th June 2026.

Hardship

11. The Tenant raises hardship in their submissions. Accordingly, the Tribunal directs the new rent of £1275 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

20 Roman Way, West Bromwich,
B71 3NZ

The Tribunal members were

T W Jones
S Sohota

Landlord

Citra Living Properties (No.3) Limited

Address

c/o Stafford Court, 145 Washway
Road, Sale, Manchester, M33 7PE,

Tenant

Carrie Ann Stokes

1. The rent is: **£1275** 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

26th May 2023

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

Kitchen appliances

8. Description of premises

Modern 2-bedroom semi-detached house with ground floor wc and separate kitchen and living room with tarmacadam surfaced parking to front and rear enclosed garden.

Chairman



Date of Decision

2nd July 2026