



FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference : BIR/00CW/MNR/2026/0116

Property : 27 Norman Davis Gardens, Bilston, West Midlands, WV14 0BD

Tenant : Kiarna Lewis

Landlord : The PRS REIT (SW II) Investments LLP

Landlord's agent : Ascend Properties

Date of application : 29th April 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 £980 (Nine Hundred and Eighty Pounds) per calendar month with effect from 2nd July 2026

REASONS FOR THE DECISION

Background

1. On 8th April 2026 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £980 per calendar month in place of the existing rent of £850 pcm to take effect from 10th June 2026.
2. On 29th April 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 ground floor apartment with family bathroom and en-suite to main bedroom with allocated parking. Fittings include Oven, hob, fridge-freezer, washer/dryer, dishwasher, carpets, blinds and curtains, fitted wardrobes.
5. The property was let on a 12-month Assured Shorthold Tenancy incorporating standard repairing obligations.
6. The Tenant submitted details of two available two-bedroom apartments advertised at £825 per calendar month and £835 per calendar month supporting the position that the rent should be no more than £850 per calendar month.
7. The Tenant also stated that the property had required multiple repairs which should be considered when assessing the market rent.
8. The Landlord submitted details of 2-bedroom ground floor lettings ranging from £995-£1025 per calendar month the most recent letting in June 2026 at £1020 per calendar month.
9. The Landlord further submitted that all repairs and issues had been addressed by their maintenance team and compensation provided where appropriate. Further, as such matters had been settled and were historic, they should not influence the assessment of the current market rent for the unit.

Determination and Valuation

10. 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 £980 per calendar month.

Decision

11. 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 £980 per calendar month with effect from 10th June 2026.

Hardship

12. The Tenant raises hardship in their submissions. Accordingly, the Tribunal directs the new rent of £980 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

27 Norman Davis Gardens,
Bilston, West Midlands, WV14
0BD

The Tribunal members were

T W Jones
S Sohota

Landlord

The PRS REIT (SW II) Investments LLP

Address

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

Tenant

Carrie Ann Stokes

1. The rent is: **£980** 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

10th March 2021

5. Length of the term or rental period

12-month tenancy

6. Allocation of liability for repairs

Landlord and Tenant Act 1985

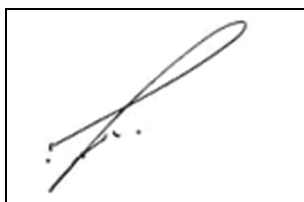
7. Furniture provided by landlord or superior landlord

Fittings including Oven, hob, fridge-freezer, washer/dryer, dishwasher, carpets, blinds and curtains, fitted wardrobes.

8. Description of premises

Modern 2-bedroom ground floor apartment with family bathroom and en-suite to main bedroom, allocated parking and fittings to include Oven, hob, fridge-freezer, washer/dryer, dishwasher, carpets, blinds and curtains, fitted wardrobes.

Chairman



Date of Decision

2nd July 2026