

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	BIR/OOCS/MNR/2026/0129
Property	9 Joseph Hall Drive Tipton West Midlands DY4 9EF
Tenant	Stephanie Crockford and James Darby
Tenant's Representative	
Landlord	Tilimbe Sakala
Landlord's Address	Paddock House The Paddock Handforth Wilmslow SK9 3HQ
Landlord's Representative	Your Move
Date of Application	11th May 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr G S Freckelton FRICS (Chairman) Mr D Douglas
Date of Decision	7th July 2026
Rent Determined	£1,450.00 per calendar month
Date the new rent takes effect	13th May 2026

REASONS FOR THE DECISION

Background

1. On 13th April 2026 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,525.00 per month in place of the existing rent of £1,450.00 to take effect from 13th May 2026.
2. On 11th 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.
3. The assured tenancy commenced on 13th April 2021 for an undisclosed term. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. As per section 11 of the Landlord and Tenant Act 1985.

Services Charges or furniture provided by Landlord (other than carpets and curtains and white goods specified below) and the costs relating to the same.

5. None.

Liability for Council Tax

6. The Tenant is responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Any other terms of the tenancy taken into consideration in determining the rent.

7. None.

Inspection/Hearing

8. Neither party requested an inspection or an oral hearing. The Tribunal has considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise. No submissions were made by the landlord.
9. Based on the papers provided the Tribunal understands that the property is a semi-detached house comprising:

Ground Floor: Hall, lounge, Kitchen, W.C.

First Floor: Landing, two double bedrooms, one single bedroom, bathroom.

Second Floor: Bedroom 4 with en-suite.

Outside: Detached garage, driveway and rear garden.

The property has gas fired central heating and double glazing. The stairs and bedrooms are carpeted. The remaining areas have laminate or vinyl floors.

Evidence

10. No written submissions were provided by the landlord. The Tribunal has considered the written submissions provided by the tenants.
11. The tenants submit:
 - a) They have redecorated internally throughout since moving in.
 - b) They have completed ad-hoc repairs and replaced non-flushing toilets.
 - c) Since moving in the rent has been increased every year.
 - d) The carpets are frayed and damaged.
 - e) Repairs to the fence are required.
 - f) They have slabbed part of the garden which was muddy and laid slate chippings to the front and rear.
 - g) The tenants submitted a photograph of the property.
12. The tenant submits the following as comparable evidence:
 - a) Large Avenue, Wednesbury – a 4-bedroom semi-detached house offered at £1,200.00 per month.
 - b) Caroline Street, Dudley – a 4-bedroom terraced house offered at £1,250.00 per month.
 - c) Avenue Road, Bilston – a 4-bedroom detached house offered at £1,400.00 per month.
13. In addition, the tenants submit that there are two other semi-detached houses available at £1,250.00 within a mile of the property. There are also two detached properties available at around £1,400.00 per month.
14. The tribunal considered the written submissions provided by the Tenant.

Determination and Valuation

15. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Landlord, the Tribunal considers that the market rental of the subject Property would be in the order of £1,500.00 per month. This is the rent we would expect the property to let for in the open market if it was in the same general condition as the comparable properties including having white goods and curtains provided by the landlord.
16. From this level of rent we have made adjustments in relation to:
- a) Condition of carpets and damage to fence.
 - b) Improvements made by the Tenant to garden and general repairs.
17. The full valuation is shown below:

Market Rent	£1,500.00
<u>Less</u>	
a) Items given under a) above	£35.00
b) <u>Items given under b) above</u>	<u>£15.00</u>
	<u>£50.00</u>
	£1,450.00

Decision

18. 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 £1,450.00 per month with effect from 13th May 2026.

Chairman: G S Freckelton FRICS

Date: 7th 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.