

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00EE/MNR/2026/0273
Property	125 Cowslip Drive, Redcar, Cleveland, TS10 5BF
Tenant	Sara Skaife
Tenant's Representative	
Landlord	The PRS REIT (LBG) Investments LLP
Landlord's Address	Stafford Court, 145 Washway Road, Sale, M33 7PE
Landlord's Representative	Ascend Properties
Date of Application	11 May 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr S Wanderer MRICS – Chair Ms J Chisholm
Date of Decision	14 July 2026
Rent Determined	£800.00 per calendar month
Date the new rent takes effect	14 May 2026

REASONS FOR THE DECISION

Background

1. On 11 March 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £875.00 per calendar month(pcm) in place of the existing rent of £800.00 pcm to take effect from 14 May 2026.
2. On 11 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 shorthold tenancy commenced on 14 April 2021 for a term of 12 months. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

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

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

5. The Tenant does not pay any service charges. The Property is let unfurnished.

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. N/A.

Inspection/Hearing

8. Neither party requested 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.

The Property

9. The Property is a modern mid-terrace providing the following accommodation:

Ground Floor: WC, living room, kitchen/diner

First Floor: 2 bedrooms, bathroom

Outside: front driveway and rear garden

The Property is situated on the Kirkleatham Green development in Redcar, close to amenities. Redcar town centre is approximately 2 miles to the north east.

Evidence

10. Both the Tenant and the Landlord returned the Tribunal's Reply forms.

The Tenant

11. The Tenant provided the following comparables, submitting that the market rent for the property should be £750:
- a. Bluebell Road £800 pcm
 - b. South Avenue £745 pcm

The Landlord

12. The Landlord provided details of eight comparable properties within Kirkleatham Green with rents said to range between £875 and £975 pcm.

Determination and Valuation

13. The Tribunal considered the comparable evidence provided by both parties and noted that the Landlord's comparables varied considerably and no background or context to any of the transactions was provided. We also noted that the Landlord chose not to address the Tenant's submission of a comparable with an asking rent of £800 pcm in the same development.
14. Relying on its own expert, general knowledge of rental values in the area and the comparables provided by the parties, the Tribunal considers that the market rental of the subject Property in good order would be in the order of £800.00 pcm. 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 comparable properties.
15. The Tribunal considers the property to be in overall good condition. As such, no adjustments are warranted and the market rent is determined as below.

Market rent

£800.00 pcm

Decision

16. Therefore, the Tribunal determines the market rent at £800.00 per calendar month with effect from 14 May 2026, being the date specified in the Landlord's Notice of Increase.

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.