

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00EE/MNR/2026/0281
Property	60 Honeysuckle Gardens, Redcar, Cleveland, TS10 5FB
Tenant	Thomas Rawlings
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	12 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	£950.00 per calendar month
Date the new rent takes effect	15 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 £1,000.00 per calendar month(pcm) in place of the existing rent of £925.00 pcm to take effect from 15 May 2026.
2. On 12 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 15 October 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: 3 bedrooms, bathroom

Outside: front garden and driveway, 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 submitted that the Landlord's notice of increase was not valid, although the issues raised related to the level the rent increase rather than the validity of the notice. In addition, the Tenant noted a number of repair and maintenance issues including problems with drainage in the garden.
12. The Tenant provided the following comparables, submitting that the market rent for the property should be £925:
- a. Honeysuckle Gardens £980 pcm
 - b. Bluebell Road £980 pcm
 - c. Sandsend Road £950 pcm
 - d. Scott Street £675 pcm
 - e. Woodrow Avenue £950 pcm
 - f. Fernwood £925 pcm
 - g. Foxrush Walk £839 pcm
 - h. Laurel Road £875 pcm

The Landlord

13. The Landlord addressed the condition issues raised by the Tenant and submitted that "the tenancy agreement, which was signed by the tenant at the commencement of the tenancy, clearly states that ongoing construction and development works may be present within the estate during the tenancy period."
14. The Landlord provided details of seven comparable properties within Kirkleatham Green with rents said to range between £1,025 and £1,075 pcm. In addition, the Landlord referred to a further comparable on Cochrane Gardens advertised at £1,299 pcm.

Determination and Valuation

15. The Tribunal's initially considered the validity of the Landlord's notice of increase and is of the view that the notice is valid.
16. The Tribunal considered the comparable evidence provided by both parties and noted there was a degree of variation in the Landlord's comparables 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 £980 pcm in the same development.

17. 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 £950.00 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.
18. The Tribunal considered the issues as to condition raised by the Tenant but regards these as minor and not liable to have an impact on rental value. As such, no adjustments are warranted and the market rent is determined as below.

Market rent

£950.00 pcm

Decision

19. Therefore, the Tribunal determines the market rent at £950.00 per calendar month with effect from 15 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.