

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	BIR/00GF/MNR/2026/0058
Property	15 Griffin Drive, Arleston, Telford Shropshire TN1 2NS
Tenant	Maria Alexandra Kelly
Tenant's Representative	None
Landlord	The PRS REIT (LBG) Investments LLP
Landlord's Address	
Landlord's Representative	Ascend Living
Date of Application	20 March 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr D Jagger MRICS Mr I Rakhy
Date of Decision	26 May 2026
Rent Determined	£1,025 per calendar month
Date the new rent takes effect	8 March 2026.

REASONS FOR THE DECISION

Background

1. On 3 March 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,100 per calendar month(pcm) in place of the existing rent of £1,025 per month to take effect from 25 March 2026. This being an increase of £75.
2. On 20 March 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. It is stated that the original assured tenancy commenced on the 8 May 2024. The Tribunal were presented with a copy of the agreement at a passing rent of £975 per month. The tenancy was for a term of 12 months; therefore, this is a statutory tenancy agreement.

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:

5. No furniture supplied by the landlord.
6. No service charges.

Liability for Council Tax

7. 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.

8. It is assumed; there are none.

Inspection/Hearing

9. The parties did not request a hearing or inspection.
10. The Tribunal has therefore, considered this case on the basis of the papers, together with the papers provided by the parties, Rightmove, and its own knowledge and specialist expertise.

The Property

11. The Property is a 2022 built semi-detached house. The accommodation comprises, two bedrooms, living room, dining room kitchen, cloakroom and bathroom. The house has an EPC Rating of B which is above average and a stated floor area of 61m². The property has gas central heating, double glazed windows, floor coverings and white goods.

Outside: The property has brick and elevations under a pitched and tiled roof. There is a rear garden and allocated parking

The Property is situated on a modern residential estate known as Bluebell Manor close to village amenities. Telford lies approximately 3 miles distance.

Evidence

12. Both parties returned the Tribunal's completed Rent Appeal Statements together with photographs and comparable evidence of recent lettings in the Telford area from the landlord.

The Tenant.

13. In the written evidence the Tenant made the following comments:
 - a) There are ongoing maintenance issues with the property which include a possible rat infestation, loose floorboards, defective kitchen kick boards and no curtains provided by the landlord.

The Landlord.

14. The Landlord provided the following evidence.

- a) The landlord provided a Rightmove “Best Price Guide” schedule of comparable evidence of properties which range between £1125-£1175 pcm. These properties are band new with a superior specification and are located in a suburb of Telford.

Determination and Valuation

15. Relying on its own expert, general knowledge of rental values in the Telford area together with the comparable evidence provided by the landlord, the Tribunal considers that the market rental of the subject property modernised and in good condition would be in the order of £1,100 per month. This is the rent we would expect the property to let for in the open market including having white goods and curtains provided by the landlord.
16. From this level of rent, the Tribunal has made the following adjustments in relation to the following:
 - a) The ongoing maintenance issues as stated by the tenant.
17. The Tribunal has considered very carefully this information and using its own expertise considers that a deduction of £75 should be applied in order to take account of the above matters. It should be noted that this figure cannot be a simple arithmetical calculation and is not based upon capital costs but is the Tribunal’s estimate of the amount by which the rent would need to be reduced to attract a tenant.

The full valuation is shown below:

Starting Rent	<u>£1100</u>
<u>Less</u>	
a) Items given under a) above	£75
18.	

Market rent	£1,025 pcm
--------------------	-------------------

Decision

19. Therefore, the Tribunal determines the market rent at **£1,025 per calendar month** with effect from the **8 March 2026** being the date of the Landlord's notice.

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.