	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**BIR/00GF/MNR/2025/0847**
Property	**2 Scarlet Close, Telford, TF1 3FN**
Tenants	**Brightmore Mutambiranwa and Daphne Malahleha**
Tenant's Representative	**None**
Landlord	**ALPF Single Family Homes**
Landlord's Address	**Not provided**
Landlord's Representative	**Allsop Letting & Management, 8th Floor, Platform Building, New Station St., LS1 4JB**
Date of Application	**17 November 2025**
Type of Application	**Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**I.D. Humphries B.Sc.(Est.Man.) FRICS** **R.J. Price BSc MSc MBA**
Date of Decision	**20 August 2026**
Rent Determined	**£1,375.00 per calendar month**
Date the new rent takes effect	**20 December 2025**

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REASONS FOR THE DECISION

Background

1. On 11 November 2025, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,445.00 per calendar month (pcm) in place of the existing rent of £1,375.00 pcm to take effect from 20 December 2025.

2. On 17 November 2025, under Section 13(4)(a) of the Housing Act 1988, the Tenants referred the Landlord's notice proposing a new rent to the Tribunal for determination of a market rent.

3. The tenants advise that they have been in occupation since 2024 but the exact date is unknown as the tenancy agreement has not been provided by either party. They advise that there had been a tenancy agreement from 20 July 2024 to 19 July 2025 but it had not been formally renewed due to dispute with the landlord. However, the effective date of the proposed increase in the landlord's notice is uncontested.

Allocation of Repairs between Landlord and Tenant.

4. Assumed to be per 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. Assumed none.

Liability for Council Tax

6. The Tenant is assumed to be responsible for 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. Unknown, as the tenancy agreement has not been provided.

8. **Inspection/Hearing**

Neither party requested an oral hearing. The Tribunal has considered this case based on the parties' submissions together with its own general knowledge and expertise.

The Property

9. The Property is a modern, probably less than five year old, house on a housing estate in Telford. From the information provided there appear to be several similar houses on the estate together with others of varying design although some have garages. The subject house is an 'Orwell' pattern.

The subject house is two storey with brick elevations and pitched tile roof. The accommodation comprises a living room, kitchen, utility and W.C. on the ground floor with three bedrooms and bathroom on the first floor. There is no garage. The property has an open plan front garden and enclosed, lawned back garden.

The house has double glazing and central heating. It was let unfurnished.

Evidence

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

The Tenants

11. The tenants' case is that other, identical houses were being advertised on the same estate at £1,340 pcm which was less than their initial rent. They provided photographs of advertisements to prove their case, clearly showing details of the accommodation and the agent's name, Allsop, which is the managing agent proposing the rent increase.

They provided details of another similar house on the estate advertised at £1,400 pcm in January 2026 that was still available when they made their submission, over three months later.

They provided evidence of an advert for another house in Doctor Hanna Way advertised at £1,465 pcm but unlike the subject house, it is detached and has a garage.

Finally, they provided details of a new house advertised at £1,325 pcm that had four bedrooms and two bathrooms for less than their initial rent.

They also submitted that the landlord's record of dealing with defects was poor and the estate road had still to be finished, leaving manholes and drains raised above the base tarmac that were damaging their tyres.

The Landlord

12. Allsop for the landlord provided a schedule of 3 similar Orwell design houses in Osier Mews and Wayfaring Crescent on the estate let on new leases at £1,450 pcm in September and October 2025. They also said the leases of seven houses had been renewed between £1,400 and £1,455 between June and December 2025.

    Allsop said it was in a popular and convenient location accessible to local facilities and procedures were in place to address any problems of repairs or snagging details.

Determination and Valuation

13. The Tribunal's role is to assess the market rent under s.14 of the Housing Act 1988. The rents of comparable properties therefore have a significant bearing on the decision and if as in this case, properties offering similar facilities in close proximity are advertised on the market, particularly by the same agent as in this case, they must provide primary evidence.

    The Tribunal appreciates that the leases of other similar houses may have been renewed for marginally higher rents, but this evidence carries less weight than open market lettings and asking rents of vacant properties as there may have been an anxiety on behalf of tenants to renew.

    Equally, the landlord advises that three other Orwell design houses have been let at £1,450 pcm, but neither their exact addresses nor confirmatory evidence has been provided, without which the evidence carries less weight.

14. Having considered the evidence provided, the Tribunal finds no increase warranted on this occasion and determines the Market Rent at £1,375 at 20 December 2025.

Market rent **£1,375 pcm**

Undue hardship

15. No claim has been made for the effective date to be altered due to undue hardship. The determined rent therefore takes effect from the date specified in the Landlord's Notice of Increase, 20 December 2025.

Decision

16. The Tribunal determines the market rent at £1,375.00 per calendar month with effect from 20 December 2025.

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.