

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	BIR/44UD/MNR/2026/0151
Property	42 Trouton Drive, Rugby, Warks., CV23 1ER
Tenant	Katy Garner
Tenant's Representative	None
Landlord	Rosemary Opco 1
Landlord's Address	c/o Allsop Letting & Management, 8 th Floor, Platform Building, New Station St., Leeds, LS1 4JB
Landlord's Representative	Allsop Letting & Management
Date of Application	10 June 2026
Type of Application	Determination of a Market Rent under sections 13 & 14 of the Housing Act 1988
Tribunal Members	I.D. Humphries B.Sc.(Est.Man.) FRICS S. Sohota
Date of Decision	10 September 2026
Rent Determined	£1,400.00 per calendar month
Date the new rent takes effect	16 June 2026

REASONS FOR THE DECISION

Background

1. On 28 April 2026 the Landlord served notice under Section 13(2) of the Housing Act 1988 proposing a new rent of £1,495.00 per calendar month (pcm) in place of the existing rent of £1,475.00 pcm to take effect on 16 June 2026.
2. On 23 December 2025, 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 16 June 2025 for a term of 12 months at a rent of £1,475.00 pcm.

Allocation of Repairs between Landlord and Tenant.

4. In accordance with 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. None.

Liability for Council Tax

6. The Tenant is responsible for paying Council Tax. The rent determined is exclusive of Council Tax.

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

7. There are no unusual terms as far as we are aware.

Inspection/Hearing

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

The Property

9. The Property comprises a recently built semi-detached house marketed as a 'Stafford' design on a modern housing estate. It has brick elevations and a pitched tile roof with PV panels.
10. The accommodation comprises an entrance hall, cloakroom, living room and kitchen / dining room on the ground floor with stairs to a landing, three bedrooms and bathroom on the first floor. It has an open plan front garden with off road parking and enclosed back garden.
11. The property has central heating and double glazing and was let with white goods included but no carpets or curtains.

Evidence

The Landlord and Tenant both sent written submissions.

12. *The Tenant*
The tenant said identical houses on the estate had been advertised at £1,450 pcm as recently as May 2026, where the same landlord was offering to grant a rebate of £600 if the tenant remained in occupation for 10 months.
13. The tenant said that the list of the landlord's 'comparable' properties included detached houses and a bungalow. The five Stafford design houses referred to by the landlord were difficult to assess as comparables without knowing the size of their gardens or whether they had better positions.
14. By contrast, in addition to the immediate rental evidence of other Stafford design houses being advertised at lower rents, there were 3 bedroom semi-detached houses being advertised elsewhere in Rugby at £1,300-£1,395 pcm.
15. *The Landlord*
The landlord provided the names of local roads where tenants had renewed tenancies at between £1,495 and £1,525 pcm but the full addresses and tenancy details were withheld.
16. They also referred to addresses off the estate in the general Rugby area where houses were advertised at between £1,500 and £1,700 pcm as a basis of comparison.

Determination and Valuation

17. The Tribunal has not inspected the premises but relies on the submissions of the parties and its general knowledge of market rents in the area.
18. The Tribunal weighs the evidence but the clearest evidence is the landlord's asking rent for another, virtually identical, house on the same estate in the month immediately before the valuation date. This carries more weight than asking rents or other houses in the area. We also consider the reported renewal rents of other houses on the estate carries less weight without details of their location and plot size.
19. The key evidence is the advertised asking rent of another Stafford design house at £1,450 pcm which the Tribunal notes is less than the passing rent of the subject house, but after taking account of the landlord's rebate the effective rent is around £1,400 pcm. We use the phrase 'effective', because it could be averaged over 10 months in which case the refund would be £60 pcm, but could be over 12 months if a tenant accepted the refund and then served notice to quit. Either way, it would be less than £1,450 pcm.
20. Bearing these points in mind, the Tribunal determines the market rent of the subject house at £1,400 pcm with effect from 16 June 2026.

Undue hardship

21. No claim has been made for undue hardship.

Decision

22. The Tribunal determines the market rent under section 14 of the Housing Act 1988 at £1,400.00 per calendar month with effect from 16 June 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.