

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00EE/MNR/2026/0225
Property	8 Cowslip Drive, Redcar, TS10 5DB
Tenant	Sam Roberts & Krysta Roe
Tenant's Representative	n/a
Landlord	The PRS REIT (LBG) Investments LLP
Landlord's Address	c/o Stafford Court, 145 Washway Road, Sale, M33 7PE
Landlord's Representative	Ascend Properties
Date of Application	22 April 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Tribunal Judge Steer & Mr H Thomas BSc FRICS FCABE MEWI
Date of Decision	16 September 2026
Rent Determined	£975.00 per calendar month
Date the new rent takes effect	24 June 2026

REASONS FOR THE DECISION

Background

1. On 22 April 2026, the Landlord served a notice under Section 13(2) (as amended) of the Housing Act 1988 ("Act") which proposed a new rent of £1105.00 per calendar month (pcm) in place of the existing rent of £1070.00 pcm to take effect from 24 June 2026 ("Notice").
2. On 22 April 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 ("Application").
3. The current tenancy commenced on 24 June 2024. 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. There are no service charges payable by the Tenant. The Property was let to the Tenant on a part-furnished basis and includes an oven, hob, fridge-freezer, washer/dryer, dishwasher, carpets and blinds.

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. None.

Hearing

8. The Landlord did not request an inspection of the Property or an oral hearing. The Tenant did not request an inspection of the Property but an oral hearing was requested. A hearing was held on 16 September 2026 at 2pm by video platform. The Tenant and the Landlord's representatives, Mr Jones (Ascend Properties)

and Mr Saunders attended the hearing remotely via audio only. The Tribunal has considered this case on the basis of an oral hearing, the papers provided by the parties and its own knowledge and specialist expertise.

The Property

9. The Property is a 3-bed semi-detached house situated in a build-to-rent development on Cowslip Drive in Redcar. The Property offers the following accommodation:

Internal: A kitchen and living room, a downstairs WC, 3 bedrooms (one with ensuite) and a bathroom.

External: Garden and private drive.

The Property is situated in a predominantly residential area convenient for commuting, the local hospital and the coast.

Evidence

10. The parties completed the relevant Rents 1 (Tenant), Rents 1A (Landlord) and the Rents 1B (Tenant) form.

The Tenant

11. The Tenant made the following comments relevant to the determination of a market rent for the Property in the Application, in supporting evidence and in oral submissions at the hearing:
 - (a) That the Landlord listed the exact same house (in terms of size and layout) and in the same location 'Cowslip Drive' at an asking rent of £975 pcm around the same time that the Notice was served.
12. The Tenant provided a comparable property on Cowslip Drive (the same location) which was the same size and layout as the subject Property and which was advertised for rent at £975 pcm.

The Landlord

13. The Landlord made the following comments relevant to the determination of a market rent for the Property in their Rents (1A) form, the associated evidence and in their oral submissions at the hearing:

- (a) That the proposed rent represents the open-market rent at the date of service of the Notice. It is intended to bring the rent into line with the level that could reasonably be achieved if the Property were re-let on the open market in June 2026. It is not intended to be punitive or excessive.
 - (b) That the Tenant has not reported any maintenance issues or made any complaints to the managing agents since the rent was last reviewed.
 - (c) It was accepted that the since the Notice was served that market rents had fallen and a market rent for the Property currently would be £980.00 pcm.
14. The Landlord's Representative offered the following comparable properties:
- (a) An achieved letting of the same type as the subject Property with the same layout and in the same location at a rent of £1125 pcm in April 2025 (stated April 2026 on the written submission but was corrected at the hearing).
 - (b) An achieved letting for a detached 3-bedroom property in the same location as the subject Property at a rent of £1100 pcm in February 2025 (stated February 2026 on the written submission but was corrected at the hearing).
 - (c) 4 further properties located within 6.1 miles of the subject Property. All of which were 3 bedroom properties and of a similar style to the subject Property. The achieved rents ranged from £1,100 pcm to £1,125.00 pcm for a period between December 2025 and March 2026.

Determination and Valuation

15. Under section 14(1) of the Housing Act 1988 (as amended), the Tribunal is required to determine the rent at which the Property might reasonably be expected to let in the open market by a willing Landlord at the beginning of the new period specified in the Landlord's notice. Relevant Tenant improvements or failure of the Tenant to comply with the terms of the tenancy are to be disregarded. Historic issues relating to the tenancy or the personal circumstances of the Landlord are not taken into account. The personal circumstances of the Tenant are only considered if an application for hardship has been made.
16. Relying on its own expertise and general knowledge of rental values in the area, the rental evidence provided by both the Landlord and the Tenant and the oral submissions made by both parties at the hearing, the Tribunal considers that the

market rent of the subject Property modernised and in good order would be in the order of £975.00 pcm. A rent of £975.00 pcm is the rent we would expect the property to let for in the open market in good condition at the valuation date of 24 June 2026.

17. When considering the comparable properties provided by the parties, the Tribunal attributed the greatest weight to the asking rent advertisement provided by the Tenant being an identical property on the same street. The Tribunal were mindful that the market had declined since service of the Notice and this comparable was also the closest in terms of timing with regards to the valuation date having been reduced in price on 16 April 2026. Although the Landlord offered achieved rent comparables which were useful, those in the same location were not current comparables (they were from 2025) and those located 6.1 miles away were not considered to be in a close enough proximity to outweigh the comparable provided by the Tenant. These are the reasons why the Tenants evidence was preferred.
18. With regards to adjustments to the market rent, neither party made any relevant submissions and the Tribunal agree that no adjustments are warranted and the market rent is determined as below.

Decision

19. Therefore, the Tribunal determines the market rent at £975.00 pcm with effect from 24 June 2026, being the date specified in the 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 after 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.