

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	BIR/00GL/F77/2025/0036
Property	191 Meir Road Stoke on Trent ST3 7JF
Tenant	Angela Bennett
Tenant's Representative	Not Applicable
Landlord	Sanctuary Housing
Landlord's Address	Endeavour House, Castle Street Worcester WR1 3ZQ
Landlord's Representative	Not Applicable
Date of Application	23 October 2025
Type of Application	Determination of a Registered Rent under section 70 of the Rent Act 1977
Tribunal Members	Nicholas Wint FRICS – Chair Chris Cox
Date of Decision	15 July 2026
Rent Determined	£92 per week
Date the new rent takes effect	15 July 2026

REASONS FOR THE DECISION

Background

1. On 23 October 2025, the Landlord applied to the Rent Officer for the registration of a fair rent in respect of the Property and seeking to increase the rent from £80.68 to £89.07 per week.
2. The Rent Officer registered and rental of £113 per week (pw) on 25 November 2025 effective from 25 November 2025.
3. Following an objection by the Tenant to the rent determined by the Rent Officer, the matter was referred to the Tribunal.

Inspection & Hearing

4. The Tribunal did not inspect the property.
5. Neither party requested an oral hearing. The Tribunal considered this case on the basis of the papers provided by the parties and having regard to its own knowledge, specialist expertise and online research.

The Property

6. The Property is a 3-bed terraced house offering the following accommodation:

Internal: Two living rooms, kitchen/ diner and bathroom.

External: Garden/ yard.

The Property has been modernised and benefits from central heating.

Evidence

7. Neither the Landlord or the Tenant submitted a completed Reply Form to the Tribunal.

Tenant

8. The Tenant submitted that she considered the Rent Officers figure of £113 per week unreasonable and unacceptable. The Tenant did however state the Landlord's proposal of £89.07 per week was acceptable and affordable.
9. The Tenant did not submit any specific comparable evidence to the Tribunal.

Landlord

10. The Landlord submitted no documents or evidence to the Tribunal.

Determination and Valuation

11. The Tribunal considered the comparable evidence forwarded by the Rent Officer and had regard to the Tribunal's own expert knowledge of rental values in the area.
12. The Tribunal considered that the open market rent for the property in a satisfactory condition would be in the region of £135 per week.
13. From this level of rent, the Tribunal has made a deduction of £25 per week in relation to the following:
- a) Curtains, carpets and white goods fitted by the Tenant
 - b) The Tenant's liability to redecorate
20. The Tribunal made an adjustment for scarcity using their own general knowledge and experience. The Tribunal considers that in the wider geographical area there is an imbalance of supply and demand impacting on rental values and has, therefore, has made a reduction of 10% for scarcity.
21. The full valuation is shown below:

	Per Week	
Market Rent	£135	
<u>Less</u> Condition	<u>£0.00</u>	
Sub-total		£135
<u>Less</u>		
a) Items given under a) above	£10	
b) Items given under b) above	£15	
c) Tenant's internal decoration liability @ 5%	<u>£6.75</u>	
		£31.75
<u>Less</u> Scarcity @ 10%		<u>£11.00</u>
Total		£
	Say	£92.25
		pw

22. The Tribunal determines the fair rent to be £92 per week.

Decision

23. The uncapped fair rent determined by the Tribunal, for the purposes of section 70, is therefore £92 per week from 15 July 2026. The Maximum Fair Rent permitted by the Rent Acts (Maximum Fair Rent) Order 1999 does not limit the rent and has no impact on the rent determined by the Tribunal.

Chairman: Nicholas Wint FRICS

Date: 15 July 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.