	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	BIR/00CW/MRA/2026/0054
Property	11 Lowick Drive, Bilston, Wolverhampton, WV14 0UX
Tenant	Simeon Hyatt
Tenant's Representative	None
Landlord	The PRS REIT (SW II) Investments LLP
Landlord's Address	c/o Ascend Properties, Stafford Court, 145 Washway Road, Sale, Manchester, M33 7PE
Landlord's Representative	Ascend Estates Ltd.
Date of Application	16 July 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	6 November 2026
Rent Determined	£1,100.00 per calendar month
Date the new rent takes effect	1 December 2026

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REASONS FOR THE DECISION

Background

1. On 27 May 2026 the landlord served notice under Section 13(2) of the Housing Act 1988 ('the Act') proposing a new rent of £1,235.00 per calendar month (pcm) in place of the existing rent of £1,075.00 pcm to take effect on 1 August 2026.

2. On 10 July 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. The tenant held an Assured Shorthold Tenancy granted on 1 September 2020 which became an Assured Periodic Tenancy under the Renters Rights Act 2025. The rent at commencement of the lease had been £770.00 pcm and by the date of application to the Tribunal had increased to £1,075.00 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. The Tribunal has not inspected the property. It relies on the parties' written submissions and its own general knowledge and experience.

The Property

9. The property is a modern semi-detached house on a housing development in Bilston, Wolverhampton. It is about 2 miles south east of Wolverhampton city centre, close to the Black Country Route with good access to the surrounding area.

10. The accommodation comprises a living room, kitchen, w.c., three bedrooms and bathroom, although the tenant describes the third bedroom as a box room. It has a rear garden and drive to the side but no front garden.

11. The property has central heating and double glazing. It was let unfurnished with no service charge.

Evidence

12. *The Tenant*
The tenant has been in occupation for 20 years and considers the rate of increase requested by the landlord excessive. For comparison, Mr Hyatt refers the Tribunal to three properties advertised on the internet:

    1) A modern three bedroom semi-detached house in Lilian Grove, Bilston, with drive and garage, advertised at £1,195 pcm;
    2) A three bedroom Victorian terraced house in Ashley St., Bilston, advertised at £1,025 pcm and
    3) A larger, three bedroom semi-detached in Gozzard St., Bilston, with driveway parking for two cars, advertised at £1,175 pcm.

13. In the tenant's view, the current market rental value is £1,100 pcm.

The Landlord

14. The landlord made no submissions.

Determination and Valuation

15. The Tribunal has not inspected the premises but relies on the submission received and its general knowledge of market rents in the area.

16. The Tribunal has weighed the evidence provided by the tenant. The house in Lilian Grove is larger, with more facilities, and would be expected to let for more than the subject house. The Victorian terrace in Ashley Street appears smaller and older which would make it less attractive than the subject house and its rental value less. The house in Gozzard Street also appears larger and the parking forecourt would make it more attractive to potential tenants which would be reflected in the rent.

Bearing these points in mind, together with our own general knowledge and experience, we find the market rental value of the subject house to be £1,100 pcm.

Undue hardship

17. The tenant claims the increase would cause hardship but provided no evidence that it would cause 'undue hardship' for the purposes of s.14ZB(3)(c) of the Housing Act 1988. Accordingly, the Tribunal is not prepared to alter the effective date of increase beyond that prescribed by s.14ZB(3)(b) of the Housing Act 1988 as amended, which is the date of commencement of the next period of the tenancy on 1 December 2026.

Decision

18. The Tribunal determines the market rent under section 14 of the Housing Act 1988 to be £1,100.00 per calendar month with effect from 1 December 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.