	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**MAN/00EE/MRA/2026/0122**
Property	**7 Cowslip Drive, Redcar, Teeside, TS10 5BF**
Tenant	**Patricia Gott and Ian Scott**
Tenant's Representative	
Landlord	**PRS REIT (LBG) Investments LLP**
Landlord's Address	**Stafford Court, 145 Washway Road, Sale, Manchester, M33 7PE**
Landlord's Representative	**Ascend Estates Ltd**
Date of Application	**9 August 2026**
Type of Application	**Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Mr S Wanderer MRICS – Chair** **Ms J McDonald**
Date of Decision	**18 November 2026**
Rent Determined	**£880.00 per calendar month**
Date the new rent takes effect	**11 December 2026**

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REASONS FOR THE DECISION

Background

1. On 22 July 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £880.00 per calendar month(pcm) in place of the existing rent of £800.00 pcm to take effect from 11 November 2026.

2. On 9 August 2026, under Section 14 (A3) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of an open-market rent.

3. The assured shorthold tenancy commenced on 11 November 2021 for a term of 12 months. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. As 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. The Tenant does not pay any service charges. The Property is let unfurnished.

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. N/A.

Inspection/Hearing

8. Neither party requested an oral hearing. The Tribunal has considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise.

The Property

9. The Property is a modern semi-detached house providing the following accommodation:

   Ground Floor: WC, living room, kitchen/diner
   First Floor: 2 bedrooms, bathroom
   Outside: rear garden, driveway

The Property is situated in the Kirkleatham Green Development in Redcar, close to amenities. Redcar town centre is approximately 2 miles to the east.

Evidence

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

The Tenant

11. In addition to referring to previous Tribunal determinations on the Property at £800 pcm, at which level the Tenant submitted the rent should remain, the Tenant referred to the number of vacant properties on the estate and also argued that the proposed increase is 'well beyond inflation'.

The Landlord

12. The Landlord provided details of a number of comparable properties within Kirkleatham Green itself with rents ranging between £875 and £975 pcm.

Determination and Valuation

13. The Tribunal considered the evidence provided by both parties and on balance attributed greatest weight to the Landlord's evidence of agreed rents as being most directly relevant.

14. Relying on its own expert, general knowledge of rental values in the area and the comparables provided by the parties, the Tribunal considers that the market rental of the subject Property in good order would be in the order of £880.00 pcm. This is the rent we would expect the property to let for in the open market if it was in the same general condition as comparable properties.

15. The Tribunal considers the property to be in overall good condition. As such, no adjustments are warranted and the market rent is determined as below.

Market rent

£880.00 pcm

Decision

16. Therefore, the Tribunal determines the market rent at £880.00 per calendar month with effect from 11 December 2026, being the beginning of the first new period of the tenancy on or after the date of the determination.

Reimbursement of Fees

17. The Tenant has requested the Tribunal make an Order that the Landlord should reimburse their application fee of £47.00 on the basis that "*the landlord is responsible for a fair evaluation of rent increases. if the landlord had done this then we would not have to contest our rent increase for the third consecutive year.*"

18. After consideration of the parties' submissions, and in light of our decision to increase the rent in line with the Landlord's proposal, The Tribunal declines to Order the Landlord to reimburse the Tenant's application fee of £47.00.

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.