

**Notice of the Tribunal Decision and
Register of Rents under Assured Periodic Tenancies
(Section 14 Determination)**

Housing Act 1988 Section 14

Address of Premises

8 Shibden Close, Norton, Sheffield S8 8LX

The Tribunal members were

Judge A Davies
S Kendall MRICS

Landlord

Incommunities Limited

Address

The Quays, Victoria Street, Shipley BD17 7BN

Tenant

Ms Hallie R Stone

1. The rent is: £160 Per week (excluding water rates and council tax but including any amounts in paras 3 & 4)

2. The date the decision takes effect is: 7 April 2025

3. The amount included for services is/
not applicable

Per

4. Date periodic/statutory periodic
assured tenancy commenced

27 March 2019

5. Rental period

monthly

6. Allocation of liability for repairs

Section 11 Landlord and Tenant Act 1985

7. Furniture provided by landlord or superior landlord

none

8. Description of premises

Semi detached house with garden and offroad parking. 2 double bedrooms. Bathroom and ground floor WC.

Chairman

A Davies

Date of Decision

28 May 2025



FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference : MAN/OOCG/MNR/2025/0707

Property : 8 Shibden Close, Norton, Sheffield S8 8LX

Applicant : Hallie R Stone

Respondent : Incommunities Limited

Type of Application : MARKET RENT DETERMINATION
Section 14 Housing Act 1988

Tribunal Members : Judge A Davies
S Kendall MRICS

Date of Decision : 28 May 2025

DECISION

The rent payable by the Applicant is £160 per week with effect from 7 April 2025.

REASONS

1. The Applicant has rented 8 Shibden Close, Sheffield from the Respondent since 27 March 2019.. The initial agreement was for a 12 month tenancy at a rent of £124.62 per week. The tenancy was converted to a 5 year term on 19 March 2020. On 20 February 2025 the landlord served a notice under section 13 of the Housing Act 1988 increasing the rent from £155.84 to £160.05 with effect from 7 April 2025. The Applicant did not agree that the

proposed rent reflected the current market rent for the property, and applied to the Tribunal for a determination under section 14 of the Act.

2. Neither the Applicant nor the landlord wished to attend a hearing. Neither party sent written representations to the Tribunal or provided details of any comparable rents. In her application the Applicant confirmed that no furniture was provided by the landlord, and that she had had a patio installed in the garden in 2021.
3. The Tribunal inspected the property in the presence of Ms Stone prior to making their determination. 8 Shibden Close is an end town house built in 2019. It is situated on a quiet cul de sac and there is an adjacent parking area. The property has a small garden to the front and side access to an enclosed rear garden which is affected by some overhanging trees. It was let without floor coverings except for flooring in the bathroom, and without white goods.
4. The accommodation is over three floors, with an entrance lobby, living room, kitchen and WC on the ground floor, double bedroom and bathroom on the first floor and a large bedroom on the second floor. The landlord does not permit access to the roofspace. The Tribunal noted that the door handles on interior doors were loose, but that the bathroom could be locked. There was a leakage of glue from the bathroom flooring, and settlement cracks on the staircase.
5. No comparable rents having been shared by the parties, the Tribunal relied on its own professional knowledge of rents in the Sheffield area to determine the market rent. For two bedroomed houses in good condition in the S8 area a rent upwards of £185 per week (£800 per month) could be expected. Taking this as a starting point, the Tribunal deducted £10 per week for the landlord's saving in not providing floor coverings and curtains, and £15 per week for lack of white goods. Other issues noted by the Tribunal did not further affect the rental value.
6. Taking these deductions into account, the Tribunal determined that the market rent for 8 Shibden Close as at April 2025 was £160 per week.