

	<b>FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)</b>
<b>Case Reference</b>	<b>MAN/00EH/MNR/2025/1087</b>
<b>Property</b>	<b>27 Nursery Lane, Darlington DL2 2JS</b>
<b>Tenant</b>	<b>Lee Mountain and Tamzin Harrison</b>
<b>Tenant's Representative</b>	
<b>Landlord</b>	<b>Salman Lari</b>
<b>Landlord's Address</b>	<b>c/o Countrywide House, Lake View Drive, Sherwood Park, Nottingham, NG15 0DT</b>
<b>Landlord's Representative</b>	<b>Countrywide Residential Lettings</b>
<b>Date of Application</b>	<b>16 December 2025</b>
<b>Type of Application</b>	<b>Determination of a Market Rent sections 13 &amp; 14 of the Housing Act 1988</b>
<b>Tribunal Members</b>	<b>JA Platt FRICS – Chair J Gittus MRICS</b>
<b>Date of Decision</b>	<b>23 April 2026</b>
<b>Rent Determined</b>	<b>£950.00 per calendar month</b>
<b>Date the new rent takes effect</b>	<b>30 December 2025</b>

## **REASONS FOR THE DECISION**

### **Background**

1. On 22 October 2025, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £975.00 per calendar month (pcm) in place of the existing rent of £925.00 pcm to take effect from 30 December 2025.
2. On 16 December 2025, 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 assured tenancy commenced on 30 April 2016 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. £0

### **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

### **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 4/5 bedroom semi-detached house, offering the following accommodation:

Living room, kitchen, 4 bedrooms (two en-suite), study / bedroom 5, bathroom.

Outside: rear garden with raised decking area and garage.

The Property benefits from central heating and double glazing.

The Property is situated in a modern development of similar properties to the south west of Darlington and near the village of Merrybent. Darlington town centre with all amenities is around three miles to the east.

## **Evidence**

10. The Tenants returned the Tribunal's Reply forms. Neither the Landlord nor his agent engaged with the Tribunal and did not return the Reply forms.

### *The Tenants.*

11. The Tenants provided evidence relating to the condition of the property and history of repairs / breakdowns of services / equipment during the 10 year period of their tenancy. The tenants highlighted that the requested increase was above the level of inflation for the previous year.

### *The Landlord*

12. The Landlord did not engage with the Tribunal and did not provide any evidence.

### *Market Rental Evidence*

13. Neither party provided any evidence of market rent levels in the area.

## **Inspection**

14. The Tribunal inspected the property on 23 April 2026 accompanied by the tenants. Neither the landlord nor his agent attended the inspection.

## **Determination and Valuation**

15. Having received no evidence on market rent levels from either party, the Tribunal relied on its own expert, general knowledge of rental values in the Darlington area.
16. The Tribunal considers that the market rental of the subject Property in good condition and refreshed / presented to the market in best condition, to be in the region of £1100.00 pcm.
17. The property has been let for at least 10 years and, as to be expected after such a prolonged period of letting, would benefit from renewal / replacement of a number of fixtures and fittings, minor and cosmetic repairs and redecoration before being offered on the open market. These include recarpeting throughout, replacing kitchen white goods and making good leak damage to decoration in a couple of areas. The outdoor raised decking area appears to be nearing the end of its life and has had some boards replaced by the tenants.
18. We consider an adjustment of £150 pcm is appropriate to reflect the current condition of the property.

## **Decision**

12. The Tribunal determines the market rent at £950.00 per calendar month with effect from 20 January 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.