

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00FB/MNR/2026/0280
Property	11 Tranby Park Meadows, Hessle, HU13 0TF
Tenant	Allison Dean and Ian Dean
Tenant's Representative	
Landlord	Seismic Image Processing Ltd
Landlord's Address	2 Kingston Road, Hull, HU10 6BN
Landlord's Representative	Linley & Simpson
Date of Application	13 May 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 Chisholm
Date of Decision	25 June 2026
Rent Determined	£1,200.00 per calendar month
Date the new rent takes effect	10 June 2026

REASONS FOR THE DECISION

Background

1. On 27 April 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,200.00 per calendar month(pcm) in place of the existing rent of £1,100.00 pcm to take effect from 10 June 2026.
2. On 13 May 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 assured shorthold tenancy commenced on 10 May 2025 for a term of 12 months. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. As per tenancy agreement and 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 detached house providing the following accommodation:

3 bedrooms, 1 office, 1 family bathroom, 1 ensuite bathroom, 1 kitchen, 1 utility room, 1 dining room, 1 living room

Outside: front and rear gardens, conservatory, driveway, double garage.

The Property is situated in Hessle, close to amenities. Hull city centre is approximately 5 miles to the east.

Evidence

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

The Tenant

11. The Tenant noted a number of repair and maintenance issues. Whilst not providing any specific comparables, the Tenant submitted that other homes in the area rent at £1,500-£1,800 and, taking account of the Property's condition, proposed a market rent of £1,100.

The Landlord

12. The Landlord acknowledged that the Property "could now be considered somewhat tired in parts and not to modern new-build specification". It maintained, however, that even taking into account the condition, £1,200 was still a fair a reasonable rent for a spacious four-bedroom detached home in a desirable area. No comparable evidence was supplied.

Determination and Valuation

13. The Tribunal noted that, whilst neither party had provided specific comparable evidence, the Tenant had submitted that similar local properties achieved rents of £1,500 to £1,800. This claim as to general prevailing levels of value was not contested by the Landlord.
14. Relying on its own expert, general knowledge of rental values in the area and the submissions of the parties, the Tribunal considers that the market rental of the subject Property in good order would be in the order of £1,500.00 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. From this level of rent, the Tribunal has made adjustments in relation to the following:

- a) Property generally dated and in need of maintenance.

The full valuation is shown below:

Starting Rent	
	<u>£1,500.00</u> pcm
<u>Less</u>	
a) Items given under a) above	£300.00
Market rent	
	£1,200.00 pcm

Undue hardship

16. The new rent takes effect from the date specified in the Landlord's Notice of Increase unless that would cause undue hardship to the tenant. In cases of undue hardship, the Tribunal has a discretion to fix a later starting date up to the date a Tribunal makes its determination.
17. The Tenant has stated that a rent increase will cause financial hardship. Only very limited information and no supporting evidence was provided as to the Tenant's financial position.
18. Whilst any significant increase in rent will inevitably cause some measure of hardship, in considering whether to exercise its discretion to postpone the rent increase, the question for the Tribunal is whether undue hardship will be caused. In this case, the Tribunal does not consider that a case for undue hardship is established. Accordingly, the new rent will take effect from the date specified in the Landlord's Notice of Increase.

Decision

19. Therefore, the Tribunal determines the market rent at £1,200.00 per calendar month with effect from 10 June 2026, being the date specified in the Landlord's Notice of Increase.

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.