

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00EE/MNR/2026/0264
Property	18 Springbank Rd, Ormesby, Middlesbrough, TS7 9EL
Tenant	Elizabeth Barry
Tenant's Representative	
Landlord	Michael Hamilton Elizabeth Hamilton
Landlord's Address	71 Borough Rd, Middlesbrough, TS1 3AA
Landlord's Representative	Hunters
Date of Application	6 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 S Latham
Date of Decision	29 June 2026
Rent Determined	£895.00 per calendar month
Date the new rent takes effect	6 June 2026

REASONS FOR THE DECISION

Background

1. On 8 April 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £895.00 per calendar month(pcm) in place of the existing rent of £850.00 pcm to take effect from 6 June 2026.
2. On 6 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 6 June 2025 for a term of 6 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. Whilst the Tenant requested an inspection, a legal officer of the Tribunal decided on 22 May 2026 that an inspection would not be proportionate and declined to inspect. 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 bungalow providing the following accommodation:

Kitchen, bathroom, living room & 3 bedrooms
Outside: front and rear gardens, driveway, garage

The Property is situated in Ormesby near Middlesbrough, close to amenities. Middlesbrough town centre is approximately 4 miles to the north.

Evidence

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

The Tenant

11. The Tenant described the Property as outdated and in need of a new kitchen a bathroom. Further, the Tenant claimed to have replaced 2 carpets, redecorated and had the boiler serviced.
12. The Tenant provided the following comparable evidence, submitting that the market rent for the property should be £750:
- a. Protear Grove, Norton £800 pcm – 2 bed semi-detached bungalow

The Landlord

13. The Landlord addressed the condition issues raised by the Tenant and noted that the Tenant moved into the property in 2025 at which time the property was in the same state of modernity.
14. The Landlord provided a Best Price Guide which referred to the following comparables
- a. Rothesay Grove, Nunthorpe £1,395 pcm – 3 bed detached
 - b. Cedar Road, Middlesbrough £950 pcm – 3 bed semi-detached bungalow

Determination and Valuation

15. The Tribunal considered the comparable evidence provided by both parties but on balance attributed greater weight to the Landlord's comparable evidence as being more directly relevant given these were 3 bed properties, albeit comparable a. is in a superior location. The Tribunal attributed most weight to the Landlord's comparable b.
16. 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 £925.00 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.
17. From this level of rent, the Tribunal has made adjustments in relation to the following:

- a) Dated and worn kitchen and bathroom fixtures.

The full valuation is shown below:

Starting Rent	
	<u>£925.00 pcm</u>
<u>Less</u>	
a) Items given under a) above	£30.00
Market rent	
	£895.00 pcm

Undue hardship

18. 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.
19. The Tenant has stated that a rent increase will cause financial hardship. Only very limited information and supporting evidence was provided as to the Tenant's financial position.
20. 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

21. Therefore, the Tribunal determines the market rent at £895.00 per calendar month with effect from 6 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.