

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00CJ/MNR/2026/0312
Property	50 Bowden Close, Newcastle upon Tyne, NE13 9GB
Tenant	Shahd Turki
Tenant's Representative	
Landlord	Jonathan Smith
Landlord's Address	128 Meadow Vale, Newcastle upon Tyne, NE27 0BF
Landlord's Representative	Mypropertybox
Date of Application	27 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	£1,100.00 per calendar month
Date the new rent takes effect	7 July 2026

REASONS FOR THE DECISION

Background

1. On 30 March 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,150.00 per calendar month(pcm) in place of the existing rent of £1,000.00 pcm to take effect from 7 July 2026.
2. On 27 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 7 June 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 modern mid-terrace house providing the following accommodation:

Ground Floor: WC, living room, kitchen/diner

First Floor: 3 bedrooms, family bathroom, ensuite bathroom

Outside: front and rear gardens, driveway

The Property is situated in the Great Park area of Newcastle, close to amenities. Newcastle city centre is approximately 3 miles to the south.

Evidence

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

The Tenant

11. The Tenant provided the following 3-bed comparables, submitting that the market rent for the property should be £1,000:
- a. Osprey Walk £1,100 pcm
 - b. Roseden Way £1,200 pcm

The Landlord

12. The Landlord provided links to the following comparables (and a further link which was no longer active by the time of the Tribunal's determination).
- a. Abingdon Court £1,100 pcm
 - b. Roseden Way £1,200 pcm
 - c. Courtney Court £1,100 pcm

Determination and Valuation

13. The Tribunal considered the comparable evidence provided by both parties. None of the comparable properties were precisely equivalent to the subject Property. Some were of a similar layout but a different location whilst others were located in close proximity but offered different accommodation.
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 £1,100.00 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 considered also issues as to condition raised by the Tenant but regards these as minor and not liable to have an impact on rental value. As such, no adjustments are warranted and the market rent is determined as below.

Market rent

£1,100.00 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, but no information or 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 £1,100.00 per calendar month with effect from 7 July 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.