

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00EE/MNR/2026/0307
Property	33 Cowslip Drive, Redcar TS10 5BF
Tenant	Sandra & Mark McCormick
Tenant's Representative	
Landlord	Sigma PRS Investments (Kirkleatham) Ltd
Landlord's Address	c/o Ascend Properties, Stafford Court, 145 Washway Road, Sale M33 7PE
Landlord's Representative	Ascend Properties
Date of Application	27 May 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr N Swain MRICS – Chair Mr P Harbottle
Date of Decision	10 July 2026
Rent Determined	£980 per calendar month
Date of Valuation	28 August 2026
Date the new rent takes effect	28 August 2026

REASONS FOR THE DECISION

Background

1. On 27 May 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1145.00 per calendar month (pcm) in place of the existing rent of £1045.00 pcm to take effect from 28 August 2026.
2. On 27 May 2026, under Section 14 (A3) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of an open-market rent.
3. The tenancy commenced on 28 August 2024. 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. Maintenance of garden at front included in rent.

Liability for Council Tax

6. The Tenant are 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.

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 semi-detached dwelling, offering the following accommodation:

Property: Hall, kitchen/diner, living room, WC, three bedrooms, bathroom with full suite and ensuite shower room.

Outside: Garden, parking space.

The Property benefits from gas central heating and double glazing.

The Property is situated in Redcar. Redcar town centre is approximately two miles to the north east.

Evidence

10. The parties completed the relevant MR1 (tenant), MR2 (landlord) and MR3 (tenant's reply).

The Tenant

11. The Tenant made the following comments:
 - a) The Property was part of a development identified as private sector rental. However, the Landlord has leased a number of properties to a local housing association, which has resulted in an increase in antisocial behaviour.
 - b) They had raised with the Landlord that similar properties belonging to the Landlord are being advertised at £975 & £980 pcm, who had indicated that they could apply for those properties.
12. The Tenant provided the following comparables:
 - a) Cowslip Drive, Redcar. Three bedroom, one bathroom semidetached house. Advertised at £975 pcm.

- b) Bluebell Road, Redcar. Three bedroom, one bathroom semidetached house. Advertised at £980 pcm.

The Landlord

13. The Landlord made the following comments:

- a) That the Landlord would seek to support tenants with issues at their property. That issues such as antisocial behaviour did not affect rental values and likely fell outside the remit of the Landlord, being issues for the local authority and the police to deal with.

14. The following comparables were provided by the Landlord:

- a) Cornflower Close, Redcar. Three bedroom, semidetached house. Let in October 2025 at £1195.00 pcm
- b) Cowslip Drive, Redcar. Three bedroom, semidetached house. Let in March 2026 at £1175.00 pcm.
- c) Cornflower Close, Redcar. Three bedroom, detached house. Let in March 2026 at £1200.00 pcm.

Determination and Valuation

15. All of the comparables provided by the Tenant and Landlord are considered relevant to this matter. Whilst the Landlord's comparables are current passing rents for occupied properties, the role of the Tribunal is to set the market rent at the time of valuation. The Landlord's comparables are from earlier this year, but the fact that the same Landlord is advertising similar properties at substantially lower rents is indicative of the current market. Therefore, the Tribunal gives greater weight to the comparables provided by the Tenant.
16. Relying on its own expertise and general knowledge of rental values in the area, and the comparables provided by the Landlord/the Tenant, the Tribunal considers that the market rent of the subject Property modernised and in good order would be in the order of £980.00 pcm. This is the rent we would expect the property to let for in the open market at the valuation date and if it was in the same general condition as the comparable properties.
17. The Tribunal has no evidence to justify making any adjustments to the market rent figure.

Open-Market Rent

£980.00 pcm

Decision

12. The Tribunal determines the new rent amount at £980.00 per calendar month with effect from 28 August 2026 which is the beginning of the first new period of the tenancy which begins on or after the date of the determination.

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 (rule 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.

