

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00/CF/MRA/2026/0011
Property	6 Melhaven Way, Wickersley, Rotherham, South Yorkshire, S66 1BN
Tenant	Abu Bakr Bashir and Heba Zidan
Tenant's Representative	
Landlord	Kathryn Ann Horridge
Landlord's Address	29 Brinsworth Lane, Rotherham, South Yorkshire, S60 5BS
Landlord's Representative	Uflit Estate Agents
Date of Application	26 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	22 July 2026
Rent Determined	£1,600.00 per calendar month
Date the new rent takes effect	1 August 2026

REASONS FOR THE DECISION

Background

1. On 10 May 2026, the Landlord served a notice under Section 13(2) (as amended) of the Housing Act 1988 which proposed a new rent of £1,700.00 per calendar month(pcm) in place of the existing rent of £1,500.00 pcm to take effect from 1 July 2026.
2. On 26 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 1 July 2025. 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. 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.

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:

Ground Floor: WC, living room, kitchen/diner, utility room

First Floor: 4 bedrooms, family bathroom, ensuite bathroom
Outside: front and rear gardens, driveway, integrated garage

The Property is situated in the village of Wickersley, close to amenities.
Rotherham town centre is approximately 4 miles to the west.

Evidence

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

The Tenant

11. The Tenant provided the following comparable, submitting that the market rent for the property should be £1,500-1,550 pcm:
- a. Pasture Croft, Thurcroft £1,500 pcm

The Landlord

12. In addition to a similar property on Melhaven way advertised at £1,700 pcm, the Landlord provided a Best Price Guide which referred to the following comparables
- a. Fern Hollow, Wickersley £2,000 pcm
 - b. Ryburn Road, Waverley £1,900 pcm
 - c. Temple Crescent, Bramley £1,850 pcm
 - d. Carlton Way, Treeton £1,800 pcm
 - e. Bluebell Lane, Thurcroft £1,700 pcm
 - f. Cottongrass Gardens, Dinnington £1,700 pcm

Determination and Valuation

13. 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 £1,600.00 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.
14. The Tribunal considers the property to be in overall good condition. As such, no adjustments are warranted and the market rent is determined as below.

Market rent

£1,600.00 pcm

Decision

15. The Tribunal determines the new rent amount at £1,600.00 per calendar month with effect from 1 August 2026 as this is lower than the proposed rent of £1,700.00 per calendar month.

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.