

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00CF/MNR/2026/0111
Property	2 Linden Road, West Melton, Rotherham, S63 6AT
Tenant	Roxanne Pearson
Tenant's Representative	
Landlord	Steven Andrew Harris
Landlord's Address	Flat 4, 6 Haverlock Place, Whitby, North Yorkshire, YO21 3ER
Landlord's Representative	Beecroft Estates
Date of Application	12 March 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	3 June 2026
Rent Determined	£625.00 per calendar month
Date the new rent takes effect	7 April 2026

REASONS FOR THE DECISION

Background

1. On 16 February 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £650.00 per calendar month(pcm) in place of the existing rent of £595.00 pcm to take effect from 7 April 2026.
2. On 12 March 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 tenancy commenced on 7 May 2024 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. 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 described in the submissions as a mid-terrace house providing the following accommodation:

Ground Floor: kitchen, living room
First Floor: 2 bedrooms, bathroom

Outside: rear yard

The Property is situated in West Melton within close proximity of amenities and roughly equidistant between Barnsley and Rotherham.

Evidence

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

The Tenant

11. The Tenant's submissions can be summarised as follows:
- a) The Tenant raised a number of issues regarding the condition of the Property, including the age of the bathroom and dampness in the Property.
 - b) The Tenant provided the following comparable evidence and proposed a monthly rental of £595:
 - a. Pindar Street, Barnsley - £600 pcm 2 bed terrace
 - b. Pindar Street, Barnsley - £595 pcm 2 bed terrace

The Landlord

12. The Landlord for his part took issue with most of the condition issues raised by the Tenant, characterising them as mainly cosmetic. No rental comparables were provided by the landlord.

Determination and Valuation

13. The Tribunal considered the rental comparables provided by the Tenant but felt these carried little weight given the distance from the Property.
14. Relying on its own expert, general knowledge of rental values in the area, and the comparables referred to above, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £695.00 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 the comparable properties.
15. From this level of rent, the Tribunal has made adjustments in relation to the following:
- a) The condition of the Property relative to the comparable properties, which are generally more modern and maintained to a higher standard.

The full valuation is shown below:

Starting Rent	
	<u>£695.00 pcm</u>
<u>Less</u>	
a) Items given under a) above	£70.00

Market rent

£625.00 pcm

Decision

16. Therefore, the Tribunal determines the market rent at £625.00 per calendar month with effect from 7 April 2026.

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.