

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/30UD/MNR/2026/0193
Property	46 Glebe Street, Burnley BB11 3LH
Tenant	Karen & Michael Fisk
Tenant's Representative	
Landlord	Newdeen Properties Ltd
Landlord's Address	35 Barton Road, Stratford, Manchester M32 9FA
Landlord's Representative	
Date of Application	17 March 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr N Swain MRICS – Chair Mrs A Usher
Date of Decision	29 July 2026
Rent Determined	£650.00 per calendar month
Date the new rent takes effect	25 March 2026

REASONS FOR THE DECISION

Background

1. On 07 January 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £580.00 per calendar month(pcm) in place of the existing rent of £550.00 pcm to take effect from 25 March 2026.
2. On 17 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 02 September 2023 for a term of six months. 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. None

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. None

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 three bedroom, terraced house, offering the following accommodation:

Three bedrooms. No further detail was provided.

Outside: No detail provided.

The Property is situated in Burnley within close proximity of amenities. Burnley Town Centre is approximately 1 mile to the north.

Evidence

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

The Tenant.

11. The Tenant made no comment other than to suggest the rent should be £500 pcm.

The Landlord

12. The following comparables were provided by the Landlord:
- a) Reed Street, Burnley. Two bedroom terraced house. Advertised at £650.00 pcm.
 - b) Branch Road, Burnley. Two bedroom terraced house. Advertised at £625 pcm.
 - c) Hunslet Street, Burnley. Three bedroom terraced house. Advertised at £650 pcm.

Determination and Valuation

13. The Tribunal considers the comparables provided by the Landlord are relevant to this matter.
14. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Landlord, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £650.00 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 including having white goods and curtains provided by the landlord.
15. No evidence was provided to enable the Tribunal to consider making any adjustment to the market rental figure. Therefore, no adjustment has been made.

Market rent

£650.00 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 indicated on the application form that the Tribunal to fix a later starting date in this case but provided no detail or evidence. Therefore, the Tribunal finds that there is no undue hardship and the starting date in the notice is confirmed.

Decision

18. Therefore, the Tribunal determines the market rent at £650.00 per calendar month with effect from 25 March 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.