	FIRST - TIER TRIBUNAL **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**MAN/00/CE/MNR/2026/0202**
Property	**31 Woolwinder Close, Hexthorpe, Doncaster, DN4 0FW**
Tenant	**Mr Temidire & Mrs Oladun Meroko**
Tenant's Representative	
Landlord	**The PRS REIT (LBG) Investments LLP**
Landlord's Address	**Stafford Court, 145 Washway Road, Sale, Manchester, M33 7PE**
Landlord's Representative	**Ascend Properties**
Date of Application	**13 April 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	**24 June 2026**
Rent Determined	**£1,095.00 per calendar month**
Date the new rent takes effect	**7 May 2026**

REASONS FOR THE DECISION

Background

1. On 4 March 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,095.00 per calendar month(pcm) in place of the existing rent of £1,000.00 pcm to take effect from 7 May 2026.

2. On 13 April 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 February 2023 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 semi-detached house providing the following accommodation:

   Kitchen, living room, 3 bedrooms, 2 bathrooms, W/C

   Outside: front and rear gardens, driveway

The Property is situated in the Pullman Green Development in Doncaster, close to amenities. Doncaster city centre is approximately 1 mile to the east.

Evidence

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

The Tenant

11. The Tenant provided a schedule of what was set out as 5 comparables purportedly ranging between £725 and £900 pcm. These were, however, presented simply as a list of general locations rather than actual addresses. No links or printouts of any listings were provided. The Tenant in one submission proposed a rent between £850 and £950 pcm and in another submission proposed a rent between £800 and £900 pcm.

The Landlord

12. In addition to a Rightmove 'best price guide' incorporating comparables drawn from a wider area, the Landlord provided details of a number of comparable properties within Pullman Green itself with rents ranging between £1,095 and £1,225 pcm.

Determination and Valuation

13. The Tribunal felt unable to attach any weight to the Tenant's comparable schedule as no meaningful property details or sourcing was provided.

14. The Tribunal found that the Landlord's comparable evidence was highly relevant. Whilst all of the Landlord's comparables were 3 bedroom properties, there were a mixture of property types, and the Tribunal attributed greatest evidential weight to those properties which were semi-detached houses like the subject Property.

15. 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 in good order would be in the order of £1,095.00 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.

16. 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

£1,095.00 pcm

Undue hardship

17. 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.

18. The Tenant has stated that a rent increase will cause financial hardship. Only very limited information and no supporting evidence was provided as to the Tenant's financial position.

19. 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

20. Therefore, the Tribunal determines the market rent at £1,095.00 per calendar month with effect from 7 May 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.