

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/32UE/MNR/2026/0249
Property	74 Edmunds Road, Cranwell Village, Sleaford, Lincolnshire, NG34 8EP
Tenant	Helen Fitzer
Tenant's Representative	
Landlord	Josephine Clegg and Stephen Clegg
Landlord's Address	c/o Lettings Support Centre, Sequence UK Ltd, 18/19 Sheep Market, Spalding, PE11 1BG
Landlord's Representative	Sequence UK LTD/ William H Brown
Date of Application	28 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	£875.00 per calendar month
Date the new rent takes effect	30 May 2026

REASONS FOR THE DECISION

Background

1. On 22 April 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £900.00 per calendar month(pcm) in place of the existing rent of £850.00 pcm to take effect from 30 May 2026.
2. On 28 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 30 May 2025 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 terraced house providing the following accommodation:

Ground Floor: kitchen/diner, living room

First Floor: 3 bedrooms, bathroom

Outside: front and rear gardens, garage

The Property is situated in the Cranwell Village, close to amenities. Lincoln is approximately sixteen miles to the north.

Evidence

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

The Tenant

11. The Tenant alleged a number of condition issues with the Property including in relation to garden fencing/gate and the boiler. No comparables were provided, but the Tenant submitted that the rent should be £800 pcm.

The Landlord

12. The Landlord's representative provided the following 3-bed comparables:
- a. Bristow Road £975 pcm (detached)
 - b. Thorold Avenue £925 pcm (semi-detached)
 - c. College Road £925 pcm (semi-detached)
 - d. Joel Square £895 pcm (mid-terrace)

Determination and Valuation

13. The Tribunal considered the Landlord's comparables and noted that comparables a, b, and c were superior properties. Comparable d was most similar to the subject property, although more modernised; furthermore, it was an asking rent rather than an agreed figure.
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 in good order would be in the order of £875.00 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.
15. The Tribunal considers the issues as to condition raised by the Tenant but regards these as minor and not liable to impact on rental value. As such, no adjustments are warranted and the market rent is determined as below.

Market rent

£875.00 pcm

Decision

16. Therefore, the Tribunal determines the market rent at £875.00 per calendar month with effect from 30 May 2026, being the date specified in the Landlord's Notice of Increase.

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.