

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	BIR/37UF/MNR/2026/0053
Property	148 Forest Road, Mansfield NG18 4BU
Tenant	Mandy King
Tenant's Representative	Ken Sandham (Citizens Advice North Notts)
Landlord	Gail Riley
Landlord's Address	53 Lime Grove, Mansfield, Notts, NG19 0HR
Landlord's Representative	None
Date of Application	31 March 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Morgan Williams FRICS – Chair Ed Shaylor MCIEH
Date of Decision	30 June 2026
Rent Determined	£675.00 per calendar month
Date the new rent takes effect	1 May 2026

REASONS FOR THE DECISION

Background

1. On 20 January 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £775.00 per calendar month (pcm) in place of the existing rent of £630.00 pcm to take effect from 1 April 2026.
2. On 31 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 6 August 2021 for a term of 12 months. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. Essentially 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. All the terms of the tenancy agreement generally.

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 ground floor flat forming part of a modern development, offering the following accommodation:

Two bedrooms (one ensuite), kitchen, living room and bathroom.

The Property benefits from heating by electric radiators and double glazing.

The Property is situated in the southern Mansfield area and is within close proximity of amenities, including shops and a bus stop, with Mansfield railway station slightly further afield.

Evidence

10. Only the Landlord returned the Tribunal's Reply forms.

The Tenant.

11. The Tenant provide the following comparables:

- a) 2 bedroom flat on Castle Street, Mansfield - available to let for £650 pcm. This appears to be a conversion rather than a purpose built flat like the subject property.
- b) 2 bedroom duplex on Ratcliffe Gate, Mansfield - available to let for £615 pcm. This appears to be a conversion rather than a purpose built flat like the subject property.
- c) 2 bedroom flat on West Hill Drive, Mansfield - available to let for £675 pcm. The limited details provided for this property means it provides limited comparable value.
- d) 2 bedroom top floor apartment at St Crispin Court, central Mansfield - available to let for £680 pcm. This is without doubt the best comparable in terms of location from the subject property and type of property. However, the Tribunal is mindful the property is not let, has better access to amenities, is much closer to the railway station (a positive for some, a negative for others) and is located on the top floor rather than ground floor.
- e) 2 bedroom apartment Penn Street, Sutton in Ashfield – available to let for £625 pcm. This property whilst similar in terms of being a 2 bedroom

apartment in a modern block, is not located in Mansfield and therefore of limited use to the Tribunal.

The Landlord

12. The following comparables were provided by the Landlord:

- a) 2 bedroom apartment - 26 Primula Grove, Kirkby in Ashfield - advertised rent of £795 pcm marked as Let Agreed. We understand this is very similar in terms of floor plan layout to the subject property, albeit not geographically.
- b) 2 bedroom maisonette on Sapphire Street, Mansfield. The property is advertised at a rent of £775 pcm, was added to Rightmove on the 19 March 2026 and is marked as Let Agreed. There are limited details as to how this compared with the subject property save for it is within 0.55 miles as the crow flies.
- c) 1 bedroom apartment in Heritage Court, marked as let agreed with an advertised rent of £725 pcm. This property is somewhat distant, the subject property being 4.7 miles away in straight line and clearly being a converted heritage / character property. It is therefore of little to no assistance in determining the market rent of the subject property.
- d) 2 bedroom apartment in a modern three story block, circa 1 mile from the subject property, available to let at an advertised rent of £800 pcm.

Determination and Valuation

- 13. The properties supplied outside of Mansfield were of little assistance to the Tribunal, as the Tribunal consider their geographical separation from the subject property means that they are not suitable comparables as they operate within different local markets. The remaining comparables were useful in providing an overview of the local market around the subject property and in ultimately determining the Market Rent.
- 14. Whilst not let, Spindle Court & St Crispin Court (which the Tribunal finds to be the most comparable property) provide a good insight into the likely cap for the 2 bedroom apartment market.
- 15. The Tribunal whilst considering the evidence was concerned to read some of the Landlord's comments in their Rent 1A reply form, particular the continued reference to the Tenant's disability, which has absolutely no relevance in

determine the market rent achievable for a property. The landlord would do well to heed the Tribunal's warning not raise such a point again should there be any further determinations relating to this Tenant and property.

16. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Tenant and Landlord, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £675.00 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, which based on the Tenants description and photographs the property is.
17. The Tribunal therefore felt there was no reason to make any further adjustments.

Market rent

£675.00 pcm

Undue hardship

12. 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.
13. The Tenant has not made an application on the basis of undue hardship and the Tribunal has therefore not considered it.

Decision

14. Therefore, the Tribunal determines the market rent at £675.00 per calendar month with effect from 1 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.