

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00CL/MRA/2026/0020
Property	135 Wansbeck Road, Jarrow NE32 5SR
Tenant	Ceara Cleveland & Alan Burns
Tenant's Representative	n/a
Landlord	Whittaker Mills Investment Ltd
Landlord's Address	Bury Lodge, Bury Road, Stowmarket, Suffolk IP14 1JA
Landlord's Representative	Emergence Properties
Date of Application	05 June 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr N Swain MRICS – Chair Mr R Stewart MBE
Date of Decision	03 July 2026
Rent Determined	£895.00 per calendar month
Date of Valuation	01 May 2026
Date the new rent takes effect	09 August 2026

REASONS FOR THE DECISION

Background

1. The Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £895.00 per calendar month (pcm) in place of the existing rent of £850 pcm to take effect from 09 August 2026.
2. On 05 June 2026, under Section 14 (A3) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of an open-market rent.
3. The tenancy commenced on 09 August 2025. 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 are 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

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 late Victorian two storey mid-terrace house, offering the following accommodation:

Property: Two reception rooms, kitchen, bathroom, two double bedrooms and a single bedroom.

Outside: Concrete yard to the rear.

The Property benefits from gas central heating and floor coverings throughout.

The Property is situated in Jarrow, within close proximity to local amenities and is approximately 0.5 miles south of the town centre.

Evidence

10. The parties completed the relevant MR1 (tenant), MR2 (landlord) and MR3 (tenant's reply).

The Tenant

11. The Tenant made the following comments:

- a) The Tenant reported that they had moved in originally at a rent of £900 pcm but had sought to leave due to the property not being freshened up. Eventually agreed a new rent of £850 pcm.
- b) Noted that all of the floor coverings were in need of replacement. That they logged all issues, but had no contact details for the Landlord.
- c) The Landlord contradicted themselves in saying that their agent was very good, but they had only just changed agent from one that did not perform well enough.

12. The Tenant provided the following comparable:

- a) Percy Street, Jarrow. Three bedroom terrace property advertised at £775 pcm.

The Landlord

13. The Landlord made the following comments:

- a) They were quick to respond to maintenance and property issues, and this included changing agents when the previous one did not provide the quality of service they required.

14. The following comparables were provided by the Landlord:

- a) Laburnum Gardens, Jarrow. Three bedroom semi-detached house. Advertised at £895 pcm.
- b) Fuschia Gardens, Hebburn. Three bedroom terraced house. Advertised at £895 pcm.
- c) Mimosa Drive, Hebburn. Three bedroom terraced house. Advertised at £975 pcm.

Determination and Valuation

- 15. The Tribunal considered all of the comparables to be of some use in determining the market rent for the Property. However, the properties at Percy Street, Fuschia Gardens and Mimosa Drive, were of limited use, given their distance from the Property and being in distinctly different local market areas. Laburnum Gardens, was the closest comparable in terms of locality and type of property.
- 16. Relying on its own expertise and general knowledge of rental values in the area, and the comparables provided by the Landlord and the Tenant, the Tribunal considers that the market rent of the subject Property modernised and in good order would be in the order of £900.00 pcm. This is the rent we would expect the property to let for in the open market at the valuation date and if it was in the same general condition as the comparable properties.
- 17. Having reviewed the photographic evidence provided by the Tenant, the Tribunal considered the Property to be in a reasonable condition for the local market. Therefore, no deduction from the market rent are necessary.

Open-Market Rent

£900.00 pcm

Decision

18. The Tribunal determines the new rent at the amount proposed by the Landlord of £895.00 per calendar month as this is lower than the open-market rent of £900.00 determined by the Tribunal with effect from 09 August 2026 which is the beginning of the first new period of the tenancy which begins on or after the date of the determination.

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 (rule 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.