

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00EM/MRA/2026/0096
Property	4 Tofts Cottages, Newton, Stocksfield, NE43 7UL
Tenant	Ian Greensitt
Tenant's Representative	
Landlord	Allendale Estates N" Fund
Landlord's Address	
Landlord's Representative	Bradley Hall Ltd
Date of Application	30 July 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr S Wanderer MRICS – Chair Mr K Ip
Date of Decision	19 August 2026
Rent Determined	£750.00 per calendar month
Date the new rent takes effect	1 September 2026

REASONS FOR THE DECISION

Background

1. On 20 May 2026, the Landlord served a notice under Section 13(2) (as amended) of the Housing Act 1988 which proposed a new rent of £750.00 per calendar month(pcm) in place of the existing rent of £625.00 pcm to take effect from 1 August 2026.
2. On 30 July 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. (The application form is dated 18 May 2026, which is obviously incorrect. It appears the form was emailed on 30 July 2026, which is the date the Tribunal has adopted as the date of the application.).
3. The tenancy commenced on 9 March 2020. 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. 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.

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 an end terrace house described in submissions as providing the following accommodation:

Ground Floor: living room, kitchen

First Floor: 2 bedrooms, bathroom
Outside: front garden

The Property is situated in the village of Newton, roughly equidistant between Hexham and Newcastle upon Tyne.

Evidence

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

The Tenant

11. The Tenant noted a number of repair and maintenance issues including evidence of damp/mould in the kitchen and rat infestation. The Tenant also noted that the subject Property is heated by electric heaters rather than central heating.
12. The Tenant reports that a neighbour renting a similar property in better condition from the same landlord (1 Tofts Cottages) has recently had a rent increase to £700 pcm, submitting on this basis that the market rent for the Property is £700.

The Landlord

13. The Landlord addressed the condition issues raised by the Tenant and submitted that pest control was matter for which the Tenant is responsible under the tenancy agreement.
14. The Landlord provided the following comparables, all of which are 2 bed terraced houses
- Princess Street, Corbridge £1,395 pcm
 - Windsor Terrace, Corbridge £1,250 pcm
 - Front Street, Corbridge £1,200 pcm
 - Bridge End Cottage, Corbridge £995 pcm
 - St Helen's Street, Corbridge £975 pcm
 - Aydon Castle Cottages, Corbridge £925 pcm
 - Dale View Terrace, Stocksfield £900 pcm
 - Branch End Terrace, Stocksfield £750 pcm

Determination and Valuation

15. The Tribunal considered the comparable evidence provided by both parties but on balance attributed greater weight to the Landlord's comparable evidence as being more detailed and numerous.
16. Relying on its own expert, general knowledge of rental values in the area and the comparables provided by the parties, the Tribunal considers that the market rental of the subject Property in good order would be in the

order of £950.00 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.

17. On the question of pest infestation, whilst the cleanliness of the property is a matter for the Tenant, any structural deficiencies allowing pest ingress would fall upon the Landlord to deal with. The Tribunal did not have sufficient evidence as to the cause of the issue in this case.
18. From this level of rent, the Tribunal has made adjustments in relation to the following:
 - a) Structural issues causing ingress of damp (and possibly pests) to kitchen.

The full valuation is shown below:

Starting Rent	
	<u>£950.00 pcm</u>
<u>Less</u>	
a) Items given under a) above	£150.00
Market rent	
	£800.00 pcm

Decision

19. The Tribunal determines the new rent at the amount proposed by the Landlord of £750.00 per calendar month with effect from 1 September 2026 as this is lower than the open-market rent determined by the Tribunal.

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.