	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**CAM/34UD/MNR/2026/0112**
Property	**57 Sidney Road, Woodford Halse, Northampton, NN11 3RP**
Tenant	**Rachel Gittus**
Tenant's Representative	**n/a**
Landlord	**Charles Watson-Mawles**
Landlord's Address	**n/a**
Landlord's Representative	**Ruth Curzon Residential Lettings Agency**
Date of Application	**5 April 2026**
Type of Application	**Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Judge Rhys (Chair)** **Mr N Atherton MRICS**
Date of Decision	**28 July 2026**
Rent Determined	**£925.00 per calendar month**

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Date the new rent takes effect	**09 May 2026**

REASONS FOR THE DECISION

Background

1. On 2 April 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £925.00 per calendar month (pcm) in place of the existing rent of £800.00 pcm to take effect from 09 May 2026

2. On 05 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 tenancy commenced on 09 February 2025 for a term, of 12 months and thereafter on a monthly basis. The rental period is monthly.

4. The original tenancy is understood to have commenced in 2013

Allocation of Repairs between Landlord and Tenant.

5. 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.

6. none

Liability for Council Tax

7. 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.

8. none

Inspection/Hearing

9. Neither party requested an oral hearing. The Tribunal has considered this case based on the papers provided by the parties and its own knowledge and specialist expertise.

The Property

10. Based on the information provided by the parties, which is limited, the Property is understood to be a terraced house, offering the following accommodation:

    Internal: 3 Bedrooms, 1 bathroom, kitchen, lounge and conservatory.

    External: Garden

Evidence

11. The Tenant completed the applicable application form, and the Landlord returned the Tribunal's Reply forms.

The Tenant.

12. Whilst the Tenant completed the applicable application form, it provided very little information other than to confirm that she was applying for a determination of an open market rent.

13. By way of example, when the standard form asked the Tenant for her view as to the market rent, her response was *"I don't know"*.

14. In terms of rental evidence, as set out above, the Tenant did not provide any comparables for the Tribunal to consider.

The Landlord

15. The following comparables were provided by the Landlord:

    a. Byngalow, Woodford halse – a 2-bedroom, semi-detached bungalow advertised to let at £1,350 pcm.

    b. Cottage, Morton Pinkney – a 2-bedroom, mid-terraced property advertised to let at £1,200 pcm.

    c. Lincoln Way – a 1-bedroom, terraced property advertised to let at £800 pcm.

16. The Landlord made the following comments:

a. "*The advised market rental price by Ruth Curzon Residential Lettings Agency is £975 pcm.".* However, no evidence of the valuation was provided.

b. The Landlord acknowledged that the comparables provided were not similar in nature to the Property, but this was due to a lack of available rental properties in the vicinity of the Property.

Determination and Valuation

17. Whilst no criticism is made of the Landlord in these circumstances, the comparables provided by the Landlord are not relevant to this matter as they are properties of fundamentally different character and are, save for one, not in the vicinity of the Property. As such, they are of little, if any evidential value.

18. In addition, as set out above, the Tenant provided no evidence to assist with the market rent valuation of the Property.

19. As such, relying on its own expert, general knowledge of rental values in the area, the Tribunal is of the view that the market rental of the subject Property in good condition would be in the order of £925.00 pcm. This is the rent we would expect the Property to let for in the open market if it was in the good general condition.

20. The Tribunal has not made any adjustments in relation to the value as no grounds were raised by the Tenant within her application.

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 asked the Tribunal to fix a later starting date in this case. She says that *"I live alone and struggle to pay me current rent and it's a massive increase."* However, the Tenant provided no evidence to substitute and/or expand upon this statement.

14. The Landlord did not respond to the Tenant's application for postponement due to hardship.

15. Based on the evidence supplied by the Tenant, the Tribunal considers that for the increase to take effect from the date in the Landlord's Notice would not cause undue hardship and accordingly sets the starting date for the new rent as 09 May 2026

Decision

16. Therefore, the Tribunal determines the market rent at £925.00 per calendar month with effect from 09 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.

Judge C Rhys **27 August 2026**