

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/36UD/MRA/2026/0048
Property	24 Havikil Park, Scotton, Knaresborough HG5 9JL
Tenant	Tyrone Wen and Tyler Sessley
Tenant's Representative	
Landlord	Stephen Brierley and Somjit Brierley
Landlord's Address	c/o Myrings, 10 Princes Square, Harrogate HG1 1LX
Landlord's Representative	Myrings Estate Agents Limited
Date of Application	8 August 2025
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Tribunal Judge Angela Davies Tribunal Member Huw Thomas FRICS
Date of Decision	26 August 2026
Rent Determined	£3150.00 per calendar month
Date the new rent takes effect	5 September 2026

REASONS FOR THE DECISION

Background

1. On 21 May 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £3150 per calendar month(pcm) in place of the existing rent of £3000 pcm to take effect from 5 August 2026.
2. On or about 10 July 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 5 July 2024 for a term of 12 months. The rental period is a calendar month.

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, curtains and white goods specified below) and the costs relating to the same.

5. None

Liability for Council Tax

6. The Tenants 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

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 Tribunal was not asked to inspect the property and did not consider it necessary to do so in order to determine the market rent.
10. The Property is a modern detached house with 5 bedrooms and 3 bathrooms together with an integral one bedroomed annex with a bathroom and kitchen/living room.

Outside: gardens, hot tub.

The Property has central heating and double glazing.

The Property is situated in the village of Scotton, a sought-after area between Knaresborough and Ripon, and some 5 miles distant from Harrogate.

Evidence

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

The Tenant.

12. The Tenant made the following comment:

The rent is believed to be higher than local rents for comparable properties, and a rent of £2800 would be more in line with the market.

13. In terms of nearby rents, the Tenant provided no specific evidence.

The Landlord

14. The following comparables were provided by the Landlord:

- a) 4 bedroomed detached house on Crag Lane, Knaresborough marketed for 126 days to 29 May 2026, asking rent £3750
- b) 5 bedroomed terraced town house, on Castle Ings Court, Knaresborough, marketed to 1 May 2026, asking rent £3650

The Landlord also referred the Tribunal to the following properties slightly more distant from Scotton –

- c) 5 bedroomed terraced period house in Harrogate, asking rent 3650
- d) 5 bedroomed detached house in Killinghall, asking rent £3500
- e) 4 bedroomed detached house in Killinghall, asking rent £3400

- f) 5 bedroomed detached house on Hampsthwaite Road, Harrogate, asking rent £3500
- g) 4 bedroomed detached house in Ripley, asking rent £3250.

A further property in Dragon Parade, Harrogate, containing 10 bedrooms with en-suites was not considered sufficiently comparable to assist the Tribunal.

Determination and Valuation

- 15. With the exception of the property situated in Dragon Parade, Harrogate, the Tribunal considers the comparables provided by the Landlord are relevant to this matter.
- 16. The rental submission provided by the Tenant was noted but no details of comparables were provided.
- 17. 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 its present good state of repair would be in excess of £3,300 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 including having white goods and curtains provided by the landlord.
- 18. From this level of rent, the Tribunal has not made any adjustments for disrepair or lack of modernisation.

Market rent

£3150 pcm

Undue hardship

- 12. The new rent takes effect from the beginning of the next rent period after the date of the Tribunal's determination, 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 asked the Tribunal to fix a later starting date in this case.

Decision

- 14. Therefore, the Tribunal determines the market rent at £3150.00 per calendar month with effect from 5 September 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.