	**FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)**
Case Reference	**BIR/17UH/MNR/2026/0048**
Property	**26 Glossop Road, Hayfield, High Peak, Derbyshire, SK22 2NG**
Tenant	**Adam Finch**
Tenant's Representative	**None**
Landlord	**David Knowles and Louise Knowles**
Landlord's Address	**165 Kinder Road, Hayfield, High Peak, Derbyshire, SK22 2LE**
Landlord's Representative	**N/A**
Date of Application	**27 February 2026**
Type of Application	**Determination of Market Rent under sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**I.D. Humphries B.Sc.(Est.Man.) FRICS D. Douglas**
Date of Decision	**20 October 2026**
Rent Determined	**£945.00 per calendar month**
Date the new rent takes effect	**1 March 2026**

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REASONS FOR THE DECISION

Background

1. On 27 January 2026 the landlord served notice under Section 13(2) of the Housing Act 1988 ('the Act') proposing a new rent of £965.00 per calendar month (pcm) in place of the existing rent of £920.00 pcm to take effect on 1 March 2026.

2. On 27 February 2026, the tenant referred the landlord's notice proposing a new rent to the Tribunal for determination of a market rent under section 13(4)(a) of the Housing Act 1988. The Tenant was asked by the Tribunal to complete an updated form which was sent in and dated 16 March 2026, but the earlier form contained sufficient information to enable the application to proceed.

3. The tenant was granted an Assured Shorthold Tenancy for a term that commenced on 1 December 2023 that continued by statutory extension and has become an Assured Periodic tenancy under the Renters Rights Act 2025.

Allocation of Repairs between Landlord and Tenant.

4. In accordance with 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 paying Council Tax. The rent determined is exclusive of Council Tax.

Any other terms of the tenancy taken into consideration in determining the rent.

7. There are no unusual terms as far as we are aware.

Inspection/Hearing

8. The tenant requested a hearing that was held on-line on 20 October 2026 by cloud video platform. The Tribunal has not inspected the property and relies on information and photographs provided by the parties together with images of

the property on Google Streetview and its own knowledge and expertise in reaching its Decision.

The Property

9. The property is a traditional Victorian inner-terraced house fronting the A624 Glossop Road at Hayfield in the High Peak, about half a mile north of the village centre.

10. The house is two storey construction with a pitched roof. It has a small front garden adjoining the main road and small back garden. The accommodation comprises a living room, kitchen, two bedrooms and bathroom.

11. The property has central heating and double glazing. It was let unfurnished.

Evidence

The Tenant

12. The tenant raised various points in submissions to the Tribunal regarding the condition of the house including low water pressure to the hand basin and shower, a boiler failure, limited parking, and lack of improvements carried out since commencement of the tenancy. He was particularly concerned by condensation issues because although the house had central heating and there was double glazing, there had been problems of condensation that were affecting the tenants' amenity. He said however that he and his family were happy to continue residing at the house.

13. Mr Finch's main point was that the rent had been increased since the start of the tenancy and in his view the amount requested was over and above market value. He cited three comparable properties:

    44 Glossop Road, Hayfield. A similar house in better condition that had been advertised at £925 pcm;

    Glossop Road, Hayfield. Another similar house (number not provided) in better condition previously advertised at £950 pcm and

    Glossop Road, Hayfield. Another similar house (number not provided) but in standard condition, previously advertised at £900 pcm.

14. He considered the rental value of the subject property at the date of the Notice to have been £900-950 pcm and had previously offered the landlord £940 pcm which had been rejected.

The Landlord

15. Mr Knowles submitted prior evidence advising that any significant repairing issues had been dealt with swiftly which he confirmed at the hearing and was not denied by Mr Finch.

16. He referred to comparable evidence and his submission included details of four houses previously advertised on the internet:

    Market Street, Hayfield. A three bedroom house advertised at £1,300 pcm;

    Lucas Terrace, Hayfield. A two bedroom house advertised at £1,100 pcm;

    Mill Street, Hayfield. A two bedroom semi-detached bungalow advertised at £1,100 pcm and

    New Mills Road, Hayfield. A Victorian two bedroom end-terraced house advertised at £950 pcm.

    The full addresses had not been provided.

17. Mr Knowles said at the hearing that rents had increased in the last few months since the notice was served in Spring 2026 due to the Renters Rights Act 2025 as landlords had left the market, and that current rents were not indicative of rental levels at the time. In his opinion the proposed rent was under the market value.

Determination and Valuation

18. Although the condition of the house had been raised in submissions, it was clear that the main factor in this regard was a problem of condensation. Photographs of some double glazing showed panes affected by interstitial condensation, there were damp marks around window reveals and the paint on some internal window sills was flaking. There were also damp marks on internal walls.

19. The comparable information was useful, but neither party could say exactly when the adverts had appeared on line which was relevant in a rising market. Some of the landlord's evidence related to different types of property, in particular, a bungalow and semi-detached house which carried less weight as evidence, and overall the Tribunal preferred the tenant's evidence of other houses in the same terrace.

20. Had the house been in good condition we would have determined a slightly higher rent, but bearing in mind the condensation issue we find the market

rental value of the house in present condition to have been £945.00 pcm at the date of notice.

Undue hardship

21. No application has been made for the effective date to be delayed due to 'undue hardship' under s.14(7) of the Housing Act 1988 and accordingly, we find the effective date of increase to be the date in the landlord's Notice of 1 March 2026.

Decision

22. The Tribunal determines the market rent under section 14 of the Housing Act 1988 at £945.00 per calendar month with effect from 1 March 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.