

FIRST - TIER TRIBUNAL

PROPERTY CHAMBER (RESIDENTIAL PROPERTY)

Case Reference	MAN/00CL/MRA/2026/0123
Property	28 Ewart Crescent, Simonside, South Shields, Tyne and Wear, NE34 9EL
Tenant	Julie Robinson
Landlord	Northwood Tyneside Ltd
Type of Application	Determination of Rent sections 13 & 14 of the Housing Act 1988 (as amended)
Tribunal Members	Judge Watkin Valuer Member – Nigel Foster MRICS
Date of Decision	30 October 2026
Rent Determined	£575 per calendar month
New Rent effective from	15 November 2026

© CROWN COPYRIGHT 2026

DECISION

The Tribunal determines that the rent at which the subject property might reasonably be expected to be let in the open market by a willing landlord under an assured tenancy is £575 per calendar month.

The rent determined by the Tribunal shall take effect from 15 November 2026.

REASONS FOR THE DECISION

Background

1. The Property is 28 Ewart Crescent, Simonside, South Shields, Tyne and Wear NE34 9EL. The Property is a two-bedroom terraced house with gas central heating, double glazing and a garden. The Property is let unfurnished.

2. The tenancy commenced on 15 February 2023 and the initial rent was £525 per calendar month.

3. By a notice, the Landlord proposed an increase in rent from £525 per calendar month to £675 per calendar month with effect from 15 September 2026.

4. The Tenant challenged the proposed increase, stating that an increase of £50 per month would be reasonable, and applied for a determination of the market rent.

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)

6. No service charges were identified as part of or separately from the rent. The Property is unfurnished.

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. No other tenancy terms were taken into consideration.

Inspection/Hearing

9. No inspection was undertaken and the application has been determined in the absence of the parties.

The Property

10. The Tribunal finds that the Property is a two-bedroom terraced house situated in a residential area of South Shields. The Property benefits from gas central heating, double glazing and a garden.

Tenant's Position

11. The Tenant contends that the market rent is £575 per calendar month and submits that the Property has not been significantly modernised for a number of years. In particular, the Tenant refers to artex finishes throughout the Property, exposed copper pipework to radiators and failed double-glazed seals resulting in condensation between panes and draughts.

12. The Tenant further states that she has carried out works and improvements at her own expense including the provision of curtain poles, replacement flooring

to the kitchen, bathroom and hallway and the provision of light bulbs throughout the Property. To the extent that these amount to improvements, the Tribunal disregards them when carrying out the valuation.

13. The Tenant also relies upon her personal circumstances, stating that she is of ill health, unable to work and is in receipt of Universal Credit. She contends that the proposed increase would cause hardship.

Respondent's Position

14. The Landlord contends that the proposed rent of £675 per calendar month is lower than is achievable on the open market rental value of the Property.

15. The Landlord relies upon a rental evidence report based upon two-bedroom terraced properties within a 1.25-mile radius of the Property. The report indicates an average achieved rent of approximately £750 per calendar month for comparable two-bedroom terraced properties during the relevant period, with achieved rents ranging between approximately £688 and £795 per calendar month. However, the information provided was largely generic with little, if any, detail.

16. The Tribunal places limited weight on the Landlord's comparable evidence because insufficient information was provided regarding the specification, condition and precise location of the purported comparables, making meaningful comparison difficult.

Determination and Valuation

17. The Tribunal is required by section 14 of the Housing Act 1988 to determine the rent at which the dwelling-house might reasonably be expected to be let in the open market by a willing landlord under an assured tenancy.

18. In reaching its determination the Tribunal considered:

a. the size and accommodation provided by the Property;
b. the location of the Property;
c. the condition observed on any photographs provided;
d. any evidence regarding repairs or maintenance;
e. any comparable rental evidence placed before the Tribunal; and
f. the Tribunal's own knowledge and experience of the local rental market.

19. The Tribunal has considered the Tenant's observations regarding the condition of the Property, including the age of certain internal finishes, the presence of artex finishes, exposed radiator pipework and the condition of certain double-glazed units.

20. The Tribunal accepts that the Property is not newly modernised and that some elements are dated. However, these are features commonly encountered in properties of this type and age and, on the evidence before the Tribunal, do not materially diminish the open market rental value of the Property.

21. The Tribunal has also considered the improvements carried out by the Tenant, including the provision of curtain poles and replacement flooring. Pursuant to the statutory assumptions, the Tribunal has disregarded the effect on rental value of improvements carried out by the Tenant.

22. The Tribunal has considered the rental evidence produced by the Landlord. The evidence indicates achieved rents for broadly comparable two-bedroom terraced houses averaging approximately £750 per calendar month. The Tribunal accepts that comparable evidence can only provide guidance and that appropriate allowances must be made for differences between individual properties.

23. The Tribunal has also considered the Tenant's assessment of rental value at £575 per calendar month. However, no comparable market evidence has been provided in support of that figure.

24. Having regard to the accommodation provided, the condition of the Property, the evidence relating to local market rents and the Tribunal's own knowledge and experience of the local rental market, the Tribunal determines the open market rent pursuant to section 14(1) to be £575 per calendar month.

Date of New Rent

25. Pursuant to section 14ZB, the rent payable following the determination by the Tribunal takes effect from the beginning of the first new period of the tenancy. Therefore, the rent of £575 is payable from 15 November 2026.

26. The Tribunal has considered whether the commencement of the new rent should be delayed on grounds of undue hardship.

27. The Tribunal accepts that the Tenant is experiencing difficult personal circumstances. The Tenant states that she is undergoing treatment, is unable to work and is dependent upon Universal Credit. However, the financial information provided by the Tenant demonstrates that, after payment of her identified expenditure, a monthly surplus of approximately £147.21 remains available.

28. The Tribunal accepts that an increase from £525 per month to £575 per month will have an impact upon the Tenant's disposable income. However, the evidence does not establish that the increase would leave the Tenant unable to meet essential outgoings or that postponement of the effective date is justified on grounds of undue hardship.

29. Accordingly, the rent determined by the Tribunal takes effect from 15 November 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 R Watkin