	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/32UD/MRA/2026/0118
Property	29 Wellington Street, Lincoln, Lincolnshire LN1 1PN
Tenant	Mr Izzul Izzat Bin Thalasa & Mrs Fatin Halili Mhd Hulaimi
Tenant's Representative	N/A
Landlord	Mr Scott Paper & Mrs Janet Paper
Landlord's Address	30 The Forum, North Hykeham, Lincoln LN6 8HW
Landlord's Representative	Belvoir, Lincoln
Date of Application	7 August 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	I Jefferson H Dobby
Date of Decision	4 November 2026
Rent Determined	£900.00pcm
Date the new rent takes effect	9 November 2026

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REASONS FOR THE DECISION

Background

1. On 4 August 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £900.00 per calendar month(pcm) in place of the existing rent of £850.00pcm to take effect from 9 October 2026.
   On 7 August 2026, under Section 13(4)(a) of the Housing Act 1988, the Tenant appealed the proposed new rent to the Tribunal for determination.
   The monthly tenancy commenced on 9 July 2025.

Allocation of Repairs and Council Tax between Landlord and Tenant.

2. Responsibility for Repairs is as per section 11 of the Landlord and Tenant Act 1985. The property is part furnished, to include breakfast table, chairs, white goods, oven, hob etc. No service charge is payable.
   The Tenant is responsible for the payment of Council Tax in respect of the Property.

Inspection/Hearing

3. Neither party requested an oral hearing nor an inspection. The Tribunal has considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise, but without using any secret evidence.

The Property

4. The Property is a relatively modern first-floor flat in a two-storey terrace, internal accommodation comprises entrance, stairs, first-floor landing, living room/kitchen, 2 double bedrooms, bathroom, floor area around 40m², radiator central heating and double-glazing. No garage nor drive, but residents permit parking.

   The Property is situated on the western side of Lincoln City Centre in reasonably close proximity to amenities.

Representations as to Rental Value

5. Tenant
   The Tenant stated various disrepairs including peeling bathroom ceiling, cracks to walls and ceilings, and window surrounds.
   The Tenant states comparable properties are rented at £725-£900pcm and his is smaller. Various Zoopla asking rents included. In his counter reply of 7 September 2026 he includes 13 comparables, all with advertised rents only, from £795 to £895pcm, with a mix of property types.

6. Landlord
   The Landlord's agent gave details of 4 comparables from Rightmove of let properties, but not strictly comparable as included 3 x 2 Bed houses (ranging from £895 to £995pcm), a 1 Bed apartment (£950pcm), but all in close proximity to the subject flat.

Tribunal Determination

7. The Tribunal found the following facts:

   i The Tenant accepts the validity of the Landlord's Notice
   ii The peeling bathroom ceiling is thought to be due to condensation.

8. The Tribunal had regard to its own knowledge and experience of market rent levels for similar properties in the area, but without any specific or secret evidence, and the representations from each Party. The Tribunal considers that the Market Rent of the subject Property in reasonable order would be £925pcm. This is the rent the Tribunal would expect the property to let for in the open market if it was in the same general condition as comparable properties and assuming floor coverings, white goods and curtains/blinds are provided by the landlord.

9. From this figure, the Tribunal made adjustments as follows:

   The Tribunal are unaware of any Tenants' Improvements.
   Minor disrepair – Less £25pcm

10. The Tenant stated that no hardship would result from the proposed rent level.

Decision

11. In the circumstances the Tribunal determines a Market Rent of £900pcm payable from 9 November 2026, which is the beginning of the first new period of the tenancy which begins on or after the date of this determination.

Appeal Provisions

12. If either party is dissatisfied with this decision, they may apply for permission to appeal to the Upper Tribunal (Lands Chamber) but generally only on a 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 stating the grounds upon which it is intended to rely in the appeal.