TenancyAudit market evidence report

2-bed semi-detached house · TS10 5BF · 2 bed · generated 2026-09-22

TenancyAudit is a compliance service; the operator is a trained quantity surveyor, not a solicitor. This is a market evidence report prepared for the pre-litigation exposure-audit stage. For live tribunal proceedings, a named panel solicitor takes the file.

The proposed rent of £815 pcm falls inside the defensible range of £800-£840 pcm.

Current rent £725 pcm. Proposed rent £815 pcm.

First-tier Tribunal comparables

Case reference	Address	Decision date	Determined pcm
MAN/00EE/MNR/2026/0273	125 Cowslip Drive, Redcar, Cleveland, TS10 5BF	2026-07-14	£800
MAN/00EE/MNR/2026/0152	109 Cowslip Drive, Redcar, Teeside, TS10 5BF	2026-06-25	£840
MAN/00EE/MNR/2025/1086	107 Cowslip Drive, Redcar TS10 5BF	2026-03-19	£800

VOA reference rents

VOA Local Housing Allowance reference rents (vintage 2026-04) formed part of the evidence base.

Asking-rent evidence

Asking-rent evidence: average £641 pcm (fetched 2026-09-22).

Evidence notes

• FTT tribunal comparables and VOA reference rents diverge (ranges do not overlap); the FTT range is used as the more directly evidential of the two.

Methodology

Evidence is assembled in a fixed hierarchy: First-tier Tribunal comparable decisions (actual determined market rents) are the strongest evidence; VOA reference rents (published percentile distributions) are used where tribunal comparables are thin or absent; asking-rent listings are the weakest evidence and are used only when neither tribunal nor VOA data exists. Where both tribunal and VOA ranges are available and overlap, the defensible range is their intersection.

Sources

• FTT decision MAN/00EE/MNR/2026/0273, determined 2026-07-14

• FTT decision MAN/00EE/MNR/2026/0152, determined 2026-06-25

• FTT decision MAN/00EE/MNR/2025/1086, determined 2026-03-19

• VOA Local Housing Allowance list of rents, vintage 2026-04

• PropertyData asking-rent evidence, fetched 2026-09-22

Reviewed and signed

Reviewed and signed by Martin Kind on 2026-09-22, trading as TenancyAudit.

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