

PROPERTY

2 bedroom flat

ADDRESS

Flat 4, Hawthorn House, 11 Church Close, SF1 2BH

YOUR RESULT

AT OR BELOW THE TYPICAL LOCAL RENT

Evidence strength: strong · 15 comparables within 5.36 miles · -2% against the typical local advertised rent

The proposed rent is close to the line, so a small change in the evidence could move this result.

Evidence strength shows how much comparable evidence was found and how close it is to the search postcode. How to read the evidence explains this measure. The notes at the end explain what this report covers.

THE RENT IN QUESTION

Current rent

£1,050 a month

Proposed rent

£1,125 a month

Proposed increase

£75 a month (+7%)

WHAT THE FIGURES SHOW

The current rent for this 2 bedroom flat in the SF1 postcode area is £1,050 a month, and the proposed rent is £1,125 a month. Similar local homes are advertised between £1,010 and £1,270 a month, with a typical figure of £1,150. That puts the proposed rent 2% below the typical local advertised rent. On this evidence the proposed rent is at or below what similar local homes are advertised at. The local advertised rents in this pack support the figure you are proposing.

This explanation was written from the figures in this report using fixed rules, not AI.

WHAT THIS MEANS FOR YOUR NOTICE

- **Your figure is at or below what similar local homes are advertised at.** If your tenant applies, the tribunal decides the open market rent on all the evidence put in front of it. That includes evidence about the property itself, which you can add.
- **Your figure is the most the tribunal can set.** If it decides the open market rent is lower than the rent you proposed, the lower amount becomes the new rent.

GOV.UK sets out the current rules in its guidance, [Apply for an open market rent determination](#).

THE EVIDENCE

LOCAL MARKET EVIDENCE

Typical rent for similar local homes **£1,150 a month**

Typical range **£1,010 to £1,270 a month**

Automated estimate for this property **£1,140 a month**

COMPARABLE EVIDENCE

A comparable is a similar home advertised to rent nearby.

#	ADDRESS	HOME	DISTANCE	LISTED	ADVERTISED RENT
1	3 Orchard Row, SF1 4QR LET AGREED	2 bed flat	0.21 mi	14 d	£1,105
2	27 Mill Lane, SF1 4LD	2 bed flat	0.38 mi	33 d	£1,195
3	9 Church Close, SF1 2BH LET AGREED	2 bed flat	0.52 mi	21 d	£1,150
4	41 Tannery Walk, SF1 3TW LET AGREED	2 bed flat	0.77 mi	47 d	£1,035
5	15 Hawthorn Road, SF2 1HR	2 bed flat	1.05 mi	9 d	£1,290
6	6 Kiln Close, SF2 2KC LET AGREED	2 bed flat	1.31 mi	58 d	£1,080
7	22 Elm Terrace, SF1 5ET	2 bed flat	1.64 mi	26 d	£1,240
8	12 Quarry Road, SF3 1QR LET AGREED	2 bed flat	2.18 mi	62 d	£990
9	4 Willow Gardens, SF3 2WG	2 bed flat	2.46 mi	5 d	£1,335
10	18 Bakers Yard, SF3 2BY LET AGREED	2 bed flat	2.93 mi	39 d	£1,150
11	30 Canal View, SF2 3CV	2 bed flat	3.34 mi	18 d	£1,380
12	7 Maple Drive, SF3 3MD LET AGREED	2 bed flat	3.81 mi	51 d	£1,060
13	19 Chapel Lane, SF3 1CL LET AGREED	2 bed flat	4.27 mi	30 d	£1,220
14	2 Station Approach, SF2 4SA	2 bed flat	4.72 mi	12 d	£1,310
15	35 Meadow Way, SF3 3MW LET AGREED	2 bed flat	5.36 mi	44 d	£1,010

All rents are monthly. Distance is measured from the postcode used for the search. 'Listed' is the number of days the advert was live. Addresses are shown as published.

YOUR DATES AND TIMING

These checks compare the dates you entered with the published timing rules. The notes at the end explain what they cover.

 Tenant moved in

14 March 2024

 Rent last increased

1 March 2026

 New rent planned to start

1 December 2026

One increase in any 52 weeks CHECK THIS

The rent was last increased on 1 March 2026. Fifty two weeks from then is 28 February 2027, and you plan to start the new rent on 1 December 2026, which is 89 days earlier.

Choose a start date on or after 7 March 2027, at the beginning of a period of the tenancy. A date from then clears this whether the gap required is 52 weeks or 53.

The rule Rent can be increased once in any 52 weeks.

The first 52 weeks of the tenancy MATCHES RULE

Your tenant moved in on 14 March 2024, and you plan to start the new rent on 1 December 2026. That is more than 52 weeks later.

The rule A first increase must normally start at least 52 weeks after the first period of the tenancy began.

When to serve the notice CHECK THIS

To start the new rent on 1 December 2026 the notice needed to be served by 1 October 2026, which was 24 days ago. You would need a later start date. It has to be at least two months after the notice is served, and at the beginning of a period of the tenancy.

Form 4A says to serve it in a way your written tenancy agreement sets out, which GOV.UK says can include email. If the agreement sets out none, hand it to your tenant, leave it at their address or send it by registered post. Keep evidence that you served it.

The rule A rent increase notice has to give at least two months, on the prescribed form, and the new rent has to start at the beginning of a period of the tenancy.

If your tenant applies to the tribunal INFORMATION

The tribunal decides the open market rent for the property. The most it can set is the figure you proposed. You can respond to the application with your side of it.

Send the evidence behind your figure with that response. A dated comparison from before you served the notice shows the market information you relied on at the time.

The rule GOV.UK guidance: the landlord can respond on form MR2, and has 28 days to do so.

HOW THIS WAS WORKED OUT

We compared the proposed rent of £1,125 a month with advertised rents for similar 2 bedroom flats around the postcode used for the search.

HOW THE RESULT IS DECIDED

At or below the typical rent	At or below the typical local rent
Above typical but within the range	Above the typical local rent
Above the top of the range	Above the local advertised range
Fewer than 3 comparables	Not enough local evidence

We found 15 comparable listings within 5.36 miles of the search postcode. They came from homes-one.example and homes-two.example. UpRently removes duplicate listings at the same address and rent. Listings with high or low rents stay in.

WHY THE NUMBERS DIFFER

PropertyData calculated the typical rent and typical range from 20 listings. UpRently removed duplicate address-and-rent entries before printing the table, leaving 15. That is why the provider figures and the comparables in this report can differ.

PropertyData calculates its typical rent using an interquartile mean. This means it averages the middle half of the rents, which reduces the effect of unusually high or low adverts. Its typical range contains 80% of the listings analysed.

Comparable listings in this report	15
Data retrieved	25 October 2026
Middle listing (the median)	£1,150 a month
Lowest and highest of those	£990 to £1,380 a month
Furthest listing from the postcode	5.36 miles

AUTOMATED ESTIMATE FOR THE PROPERTY

PropertyData also produced an automated estimate of **£1,140 a month** from the details for this home, without a visit. Read it separately from the comparable evidence above.

Floor area	690 sq ft	Bathrooms	1
Built	1914 to 2000	Condition	Good order
Outside space	None	Parking	None

HOW TO READ THE EVIDENCE

ADVERTISED AND AGREED RENTS

The rents in this report are advertised asking rents. GOV.UK says evidence of rents actually agreed is usually stronger, so include any you have.

EVIDENCE STRENGTH

Evidence strength is UpRently's measure of how much comparable evidence supports the comparison. It considers the number of comparables and their distance from the search postcode.

See uprently.com/methodology for the full method.

The proposed rent is £25 a month from the typical local rent. The listings run from £990 to £1,380, a spread of £390. Against a spread that wide, a gap this small says little on its own, in either direction.

DIFFERENCES BETWEEN HOMES

Homes can differ in ways an advert may not show, such as condition, floor area, floor level, furnishings or outside space. Your own evidence can show these differences.

The automated estimate uses the details for this home, including floor area, bedrooms, bathrooms, age, condition, outside space and parking. Your own evidence can cover anything else that makes this home different.

WHAT ELSE TO SEND

This report covers what similar homes nearby are advertised at. If your tenant applies, the tribunal also asks about the property itself. Gathering it now is easier than gathering it inside a 28 day window.

DOCUMENTS TO INCLUDE

- ✓ A copy of the tenancy agreement
- ✓ A copy of the rent increase notice you served, once it is served

PROPERTY EVIDENCE THAT CAN HELP

- ✓ A floor plan or rough layout, and the approximate size of each room
- ✓ A recent photo of each room and a photo of the front of the property
- ✓ Details of features such as heating, glazing, carpets, curtains, appliances and furnishings, including who provided them
- ✓ Details and photos of repairs or improvements, including who did the work and who paid
- ✓ Information about nearby transport, shops, schools and other amenities
- ✓ Evidence of rents actually agreed for similar nearby homes, if you have it

Evidence of actual agreed rents can be particularly useful because GOV.UK says it is stronger than asking-price evidence. That can include your own recent lettings, if the homes are genuinely similar and nearby.

Keep the original report unchanged. If you want to add notes about how your property differs from the comparables, use a separate copy or supporting note.

If you compare the listings yourself, note differences in size, layout and what the rent includes. Parking is one example. A rent that includes a parking space is hard to compare directly with one that charges for it separately. The listings in this report show each rent exactly as advertised.

WHERE TO GET HELP

The GOV.UK guidance below covers the process on both sides, including how a tenant applies and how a landlord responds. For advice on your own position, contact a landlord association or a solicitor who does housing work.

The rules on proposing a rent increase, and what a tenant can do in response, are in GOV.UK's guidance, [Apply for an open market rent determination](#).

Questions about this report: quote reference **EXAMPLE** and contact us at uprently.com/contact.

Need this report in another format? Contact us at uprently.com/contact. We can provide the same information in an accessible alternative format at no extra cost, normally within five working days.

NOTES

ABOUT THIS REPORT

This report is a dated record of advertised rents around SF1 2BH, and of how UpRently compared them with the proposed rent. You can keep it, share it with your tenant or use it as supporting evidence. A dated copy from before you serve the notice can help show the market information you relied on.

It gives evidence and general information. It is not legal advice, a surveyor's valuation or a decision on whether the notice is valid. Rents change over time. The figures in this report were retrieved on 25 October 2026.

THE FIGURES AND CHECKS

- **Evidence strength.** This is UpRently's own measure of the evidence in this report. It is not a tribunal rule, and it does not predict the outcome.
- **Let agreed listings.** 9 of the 15 comparables were marked let agreed by the advertiser. That usually means a tenant has agreed to take the home. The final rent is not published, and the marking does not confirm the tenancy went ahead.
- **The timing checks.** They compare the dates you entered with the published rules. A valid notice also depends on the form used, how it was served and who signed it. The new rent must also start at the beginning of a period of the tenancy. Form 4A and its notes cover these points. The gap since the last increase is checked against 52 weeks. A 53-week gap can apply instead, depending on the date of the first increase after 11 February 2003. Form 4A asks for that date at question 4.4, and Note A3 explains the rule.
- **The automated estimate.** PropertyData produced it with an automated model from the property details as given. UpRently has not checked those details, so if one is wrong, the estimate may be too. It is not a surveyor's valuation.

SOURCES AND LICENCES

Comparable properties are supplied by PropertyData, which collects live asking-rent listings from UK property websites.

Source: GOV.UK. Contains public sector information licensed under the [Open Government Licence v3.0](#).

Trading details, including our address, are at uprently.com/terms.