SAMPLE PACK FOR DEMONSTRATION. The address, people and 'similar homes you found' are invented, and grey boxes show where your photos would go. The homes advertised nearby and the estimated rental valuation are real PropertyData figures for a three bedroom house in Great Shelford, fetched 19 November 2026. Rents recorded by the Valuation Office Agency and tribunal decisions are real published data.

Rent increase evidence pack

14 Sample Way, Great Shelford, CB22 3ZZ

Prepared on 12 November 2026 for Sample Landlord. This page summarises the pack; the detail follows.

Your increase

PROPOSED RENT
£1,812 a month
from £1,725, up 5.0%

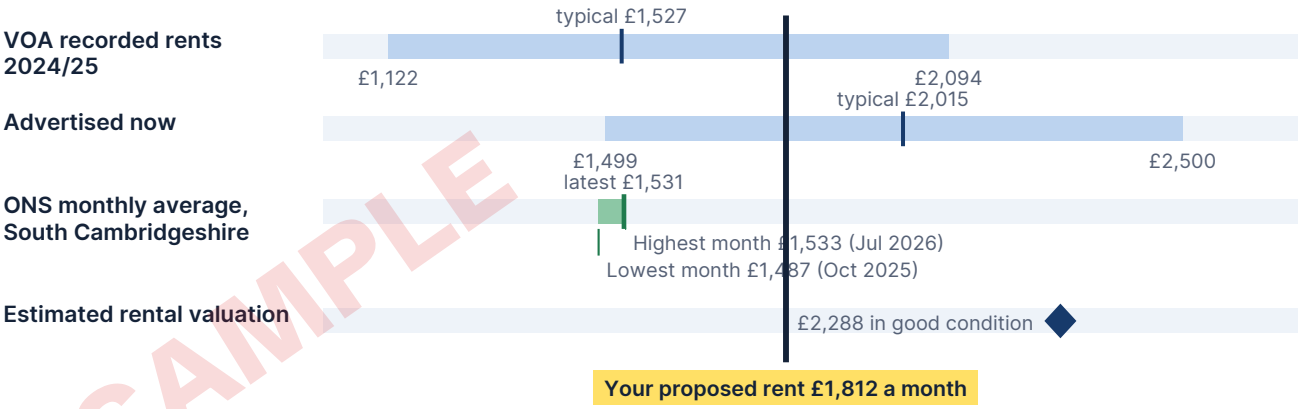
NEW RENT STARTS
1 February 2027
monthly rent periods

NOTICE DATES
✓ **Meet the timing rules**
tenant must receive it by 1 December 2026

SERVE BY (SUGGESTED)
24 November 2026
allows for delivery; keep proof of service

How your figure compares (see 1.1)

Your figure is higher than about 78% of the three bedroom rents recorded by the Valuation Office Agency (VOA) in its Cambridge rental area (Cambridge and the towns and villages around it). It is within the range of most homes currently advertised nearby. It is £476 below it the estimated rental valuation of your home in good condition (£2,288). Blue bands show the middle 80% of rents, with a tick for the typical rent. The green bar is not a range of rents: it runs from the lowest to the highest monthly ONS average for the area in the last 12 months (line: latest). The diamond on the valuation row is a single estimate, not a range.



SAMPLE

What the tribunal did with challenged increases (see 1.2)

England: increases of 5% to 10%, like yours
Lower rent set in 65% of 85 cases. Typically £53 of every £100 of increase kept (on yours, about £46 of £87).

Eastern region: increases of all sizes
Lower rent set in 79% of 39 cases. Typically £60 of every £100 kept (on yours, about £52). No recent cases in CB22.

Your evidence (see sections 3 and 4)

VOA RECORDED RENTS
1,272
three bedroom, Cambridge rental

HOMES ADVERTISED NOW
20 listings
near the property

ESTIMATED RENTAL VALUATION
£2,288 a month
in good condition (PropertyData)

SIMILAR HOMES YOU FOUND
3
2 advert screenshots

TRIBUNAL CASES IN CB22
0
too few: background only

PROPERTY PHOTOS
6
dated, in section 4

Next steps

1. Talk to your tenant before the form arrives (tips in 1.3).
2. Download Form 4A, check every entry yourself, then sign it.
3. Serve it by 24 November 2026 and keep proof of how and when.
4. Keep this pack, your photos and a copy of exactly what you served.

RentProven does not recommend a rent or judge whether a figure is reasonable. The figure is your decision.

Contents

01 **Before you serve: how your figure compares, the tribunal's record, tips, and what not to do**

02 **Notice timing check**

03 **Market evidence: VOA recorded rents, ONS council-area averages, homes advertised now,** similar homes you found, tribunal decisions

04 **The property, with your photos**

05 **If the tenant challenges the increase**

Form 4A (version 05.26) is a separate, editable download: check every entry yourself before you sign and serve it.

SECTION 1

1. Before you serve

Most tenants accept a fair, well-explained increase. A challenge costs you time and often some of the increase, so it is worth seeing how your figure compares with the local evidence before you serve the notice.

> **RentProven does not recommend a rent or judge whether a figure is reasonable. This section describes the local evidence and how the tribunal has dealt with similar increases. The figure is your decision. For advice on what to charge, speak to a letting agent or a chartered surveyor.**

SAMPLE

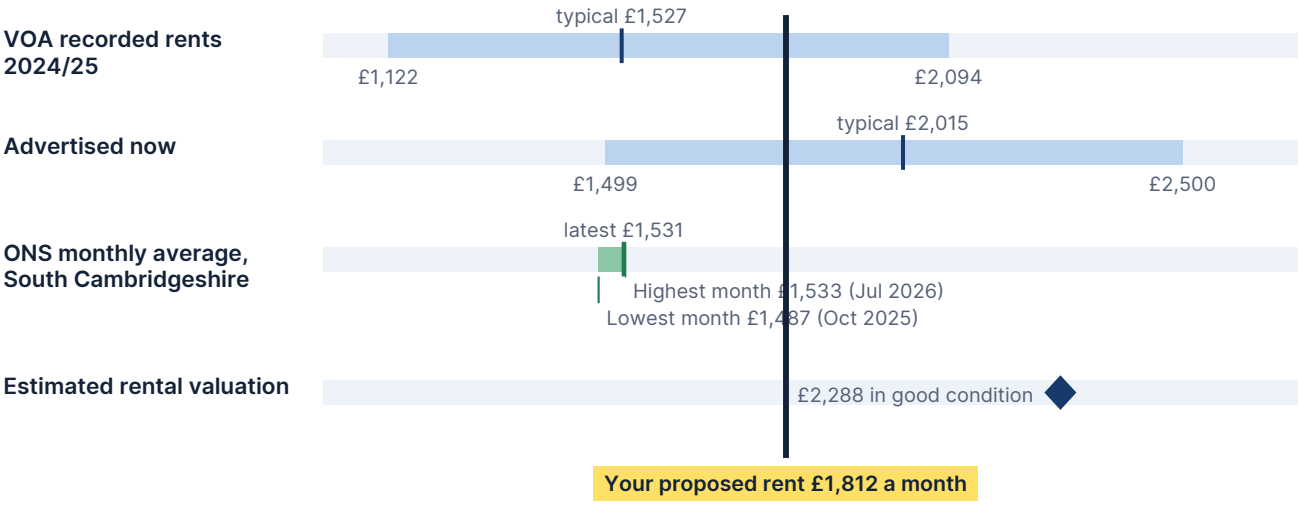
1.1 How your figure compares with local rents

Rents recorded by the Valuation Office Agency (VOA): your proposed £1,812 a month is higher than about 78% of the 1,272 three bedroom rents its rent officers recorded in its Cambridge rental area (Cambridge and the towns and villages around it) between 1 October 2024 and 30 September 2025. The typical recorded rent was £1,527.

20 homes currently advertised within 2.11 miles: the typical asking rent for similar homes nearby is £2,015 a month, and your figure is within the range of most homes currently advertised (£1,499 to £2,500).

Official average for the council area: the Office for National Statistics (ONS) average private rent for three bedroom homes in South Cambridgeshire was £1,531 a month in September 2026, up 3.5% on a year earlier. Over the 12 months to September 2026 that average was lowest at £1,487 (October 2025) and highest at £1,533 (July 2026). It averages all tenancies, new and existing.

Estimated rental valuation: PropertyData's model values your home, in good condition, at £2,288 a month, so your figure is £476 below it. It is a computer estimate from the details you gave (section 3), not a recommendation: the rent is your decision.



Each band runs from the 10th to the 90th percentile, so it covers the middle 80% of rents. 'Typical' is measured the same way on both bands: leave out the cheapest quarter and the dearest quarter, then take the average of the middle half that remains. The green ONS bar is not a range of rents. The ONS publishes a single average for each council area each month, so the bar runs from the lowest to the highest of the last 12 monthly averages (Oct 2025 to Sep 2026), with a line for the latest. Individual rents in the area vary far more than this. It is an average of all rents, not the 'typical' measure, so it will not line up exactly with the ticks.

Neither band shows what your home would let for; that depends on its size, condition, location and what is included. The VOA figures are a sample of rents recorded by its rent officers over a fixed past period, not current rents. They include renewals, cover a broad area, and count houses and flats with the same number of bedrooms together. Advertised rents are asking prices for new tenancies and can come down when agreed. If the tenant challenges, the tribunal will compare your home with evidence like this, so be ready to show how your home compares.

1.2 How the tribunal has dealt with increases of different sizes

This table covers every published tribunal decision in England on notices served since 1 May 2026. It is a national picture, not your area. There have been no recent tribunal cases in CB22, so the figures for your tribunal region follow the table, as the nearest local picture. The nearest cases we found are listed in section 3.6.

INCREASE ASKED FOR	CHALLENGED CASES	TRIBUNAL SET A LOWER RENT	TYPICALLY KEPT, PER £100 OF INCREASE
Under 5%	60	58% of cases	All in 42%, none in 43%
5% to 10% (yours)	**85**	**65% of cases**	**£53**
10% to 15%	62	68% of cases	£67
15% or more	101	72% of cases	£67

SAMPLE

How to read this: your increase is 5.0%, in the highlighted row. Of the 85 challenged increases of that size decided across England since 1 May 2026, the tribunal set a lower rent than the landlord proposed in 65% of cases. Typically, for every £100 of increase the landlord asked for, they kept £53.

Your tribunal region: Eastern. Since 1 May 2026 the Eastern region has decided 39 challenged increases of all sizes. It set a lower rent than the landlord proposed in 79% of them, and landlords typically kept £60 of every £100 of increase (across England, all sizes: 67% and £65). There are too few regional cases to split them by size of increase.

> **This is a share of the increase, not of the whole rent. Worked example with your figures: you are asking for £87 more a month (£1,725 to £1,812). If the tribunal treated it like the typical case in your row across England, it would set about £1,771 a month, keeping £46 of the £87 increase. On the typical Eastern region figure, it would set about £1,777 a month, keeping £52 of the £87 increase. This illustrates past patterns; it is not a forecast for your property.**

These are only cases that reached the tribunal, so they do not show how often tenants challenge in the first place.

1.3 Ways to make the increase easier to accept

- Talk to your tenant before the form arrives, in person or by phone, so the increase is not a surprise.
- Explain how you reached the figure. A one-page summary for your tenant is on the download page: serve it with Form 4A, never on its own.
- Use a figure you can explain. If you work it out from the evidence it will rarely be a round number, and you can show how you got there.
- Mention what you have done: repairs, improvements and how quickly you deal with problems. Keep it factual.
- Give more than the minimum two months' notice if you can, and avoid landing the increase alongside other changes.
- Smaller, regular increases are more likely to stand than large, infrequent ones.

1.4 What not to do

- Never suggest the tenant cannot challenge the increase. Form 4A explains their right to apply to the tribunal, and it must stay that way.
- Never link the increase to the future of the tenancy, and do not pressure the tenant for a quick answer.

SECTION 2

2. Notice timing check

With the notice served on 20 November 2026, a new rent starting on 1 February 2027 meets every timing rule below.

RULE	EARLIEST DATE	SOURCE
At least two months after the notice is served	20 January 2027	HA 1988 s.13(2)(a)
At least 52 weeks after the first period of the tenancy began	31 January 2026	HA 1988 s.13(2)(b)(ii)

The new rent also starts on the first day of a rent period (this tenancy has monthly periods), as the law requires.

> **To keep this start date, the tenant must receive the notice by 1 December 2026. We suggest serving by 24 November 2026 to allow for delivery delays, and keeping proof of how and when you served it.**

SAMPLE

These dates assume the tenant receives the notice on 20 November 2026. If it will reach them later, check the dates again before you serve.

2.1 How notices have failed at the tribunal

Of the decisions published by 15 November 2026 on notices served since 1 May 2026, 15 ended without the tribunal setting a rent. In every one, the notice was invalid, so the tenant kept paying the old rent. The faults, and your notice against each:

- The new rent did not start on the first day of a rent period (7 of 15). Checked: 1 February 2027 is the first day of a rent period.
- Less than two months' notice (2 of 15). Checked, as long as the tenant receives it by 1 December 2026.
- The old Form 4, or a letter instead of a Section 13 notice (2 of 15). Your notice is the current Form 4A, filled in from your answers.
- A joint tenant was left off the notice (2 of 15). Check that every tenant named on the tenancy agreement is named on the form.

- The notice was not dated (1 of 15). Sign and date it before you serve it.
- The rents were given for the wrong period (yearly figures written as monthly) (1 of 15). Check the rents on the form are monthly, as your rent is paid.

2.2 Serving the notice

- Form 4A's note to landlords says: if your written tenancy agreement specifies agreed methods of service, use one of those; if it does not, you can hand it to your tenant in person, leave it at the tenant's address or send it by registered post.
- Serve a copy on each tenant named on the form.
- Keep proof that matches how you served it: tracking or proof of delivery for post, a dated photo or signed receipt for hand delivery, or the sent email and attachment if your agreement allows email.
- Keep a complete copy of the signed Form 4A exactly as served, with the summary page if you served it. If the tenant challenges, you may need to show how and when it was served.

SECTION 3

3. Market evidence

Tribunals give most weight to rents actually agreed for similar homes, so the rents recorded by the VOA lead this section. Advertised rents show today's market and support them; tribunal decisions show what the tribunal itself has set nearby.

3.1 Rents recorded by the VOA: three bedroom homes, Cambridge rental area

Rents recorded	**1,272, between 1 October 2024 and 30 September 2025**
Most (80%) between	**£1,122 and £2,094 a month**
Typical recorded rent	**£1,527 a month (average of the middle half)**
Your proposed rent	**£1,812 a month**

The Cambridge rental area is the VOA's own wide area: Cambridge and the towns and villages around it. Rents are not published for smaller areas.

Source: Shadow List of Rents April 2026 (collected 1 October 2024 to 30 September 2025). Valuation Office Agency, GOV.UK. Open Government Licence v3.0.

SAMPLE

3.2 Official average rents: South Cambridgeshire (ONS)

Three bedroom homes	**£1,531 a month, up 3.5% on a year**
Monthly average, last 12 months	**£1,487 (Oct 2025) to £1,533 (Jul 2026)**
All homes	**£1,407 a month, up 3.0% on a year**
Detached houses	**£1,927 a month, up 2.7% on a year**
Semi-detached houses	**£1,470 a month, up 3.2% on a year**
Terraced houses	**£1,400 a month, up 3.2% on a year**
Your proposed rent	**£1,812 a month**

Average rents for the whole council area in September 2026, across new and existing tenancies. Bedroom and property type figures are published separately, not combined. The ONS describes these as official statistics in development.

Source: Price Index of Private Rents, Office for National Statistics. Official statistics in development. Open Government Licence v3.0.

3.3 Homes currently advertised nearby

Listings analysed	**20 within 2.11 miles**
Most (80%) between	**£1,499 and £2,500 a month**
Typical asking rent	**£2,015 a month (average of the middle half)**
Your proposed rent	**£1,812 a month**

Source: Current long-let asking rents, PropertyData (propertydata.co.uk). Asking rents are what landlords are advertising now; agreed rents can be lower.

The homes behind these figures, by street and postcode district only. Each list shows up to 10, most like your home first: the same number of bedrooms, then the same kind of home (flat or house), then the nearest. A home advertised on more than one website is shown once.

Still available: the 10 most like yours, of 16 homes

AREA	HOME	DISTANCE	RENT A MONTH	LISTED FOR	WEB LINK
Church Street, CB22	3 bed semi detached house	0.25 miles	£2,102	44 days	Zoopla
Mingle Lane, CB22	3 bed detached house	0.32 miles	£1,400	21 days	Zoopla
Granhams Road, CB22	3 bed semi detached house	0.58 miles	£1,599	3 days	OnTheMarket
Walden Way, CB22	3 bed detached house	0.59 miles	£1,499	20 days	OnTheMarket
Vicarage Way, CB2	3 bed terraced house	1.64 miles	£2,500	13 days	Zoopla
Royal Way, CB2	3 bed semi detached house	1.64 miles	£2,600	13 days	Rightmove
Greenlands, CB2	3 bed semi detached house	1.78 miles	£1,699	5 days	Zoopla
Woodland Road, CB22	3 bed detached house	1.93 miles	£1,950	30 days	Zoopla
Hornet Road, CB2	3 bed terraced house	1.97 miles	£2,500	10 days	OnTheMarket
Hornet Road, CB2	3 bed detached house	1.97 miles	£2,500	51 days	Zoopla

Let agreed or under offer: the 1 home

AREA	HOME	DISTANCE	RENT A MONTH	LISTED FOR	WEB LINK
Harston, CB22	3 bed detached house	1.98 miles	£1,699	36 days	Zoopla

Let agreed or under offer means a tenant has agreed, or is close to agreeing, to rent the home. Since 1 May 2026 a landlord or agent cannot accept an offer above the advertised rent, so the rent agreed is no more than the figure shown.

Adverts live on 12 November 2026, collected by PropertyData from the property websites named. Click a link under Web Link to open the advert. Adverts change and are taken down, so this pack is your dated record of them: keep it.

SAMPLE

3.4 Estimated rental valuation

Estimated rent in good condition	**£2,288 a month (£528 a week)**
Your proposed rent	**£1,812 a month**
Home	**3 bedroom semi-detached house, built 1914 to 2000**
Floor area	**1,033 sq ft (96 m²), from the energy certificate**
Bathrooms	**1**
Finish quality	**High**
Outdoor space	**Garden**
Off-street parking	**2 spaces**

Source: Estimated rental valuation, PropertyData (propertydata.co.uk). An automated estimate from the details above and local rents per square foot, for the home in good condition. PropertyData publishes no margin of error for it, and nobody has inspected the home. It is not a recommendation: the rent is your decision. If the tenant challenges, the tribunal makes its own assessment from the evidence.

3.5 Similar homes you found

AREA	PROPERTY	RENT A MONTH	SEEN ON	WHERE
Stapleford	3 bed house	£1,850	10 Nov 2026	Example entry: property website
Great Shelford	3 bed house	£1,950	10 Nov 2026	Example entry: local agent
Sawston	3 bed house	£1,775	11 Nov 2026	Example entry: property website

Keep a screenshot or printout of each advert showing the date. Advertised rents are asking prices, so tribunals give more weight to rents actually agreed.

Screenshots of the adverts, as you saved them:

Screenshot of advert: 3 bed house, Stapleford

3 bed house, Stapleford, £1,850 a month, seen 10 Nov 2026

Screenshot of advert: 3 bed house, Great Shelford

3 bed house, Great Shelford, £1,950 a month, seen 10 Nov 2026

3.6 Tribunal decisions on similar homes

No recent tribunal decisions in CB22 itself and too few elsewhere in South Cambridgeshire, so these come from the wider postcode area and may differ a lot from your property. They are shown as background only; rely on the rent figures above.

SAMPLE

CASE REFERENCE	AREA	DECIDED	PROPERTY	PROPOSED	IN GOOD ORDER	RENT SET
CAM/12UC/MRA/2026/0058	CB7 5	25 Sep 2026	3 bed semi-detac...	£1,050	£1,300	£1,000
CAM/12UB/MNR/2026/0104	CB1 3	13 Jul 2026	3 bed semi-detac...	£2,450	-	£2,000
CAM/12UB/MRA/2026/0091	CB1 2	5 Nov 2026	2 bed terraced ho...	£1,700	-	£1,500
CAM/12UB/MRA/2026/0040	CB2 9	15 Oct 2026	4 bed detached h...	£2,500	£2,400	£2,160
CAM/12UB/MRA/2026/0023	CB3 0	8 Oct 2026	4 bed house	£2,750	-	£2,650
CAM/12UB/MNR/2025/0796	CB4 1	26 Jan 2026	house	£1,499	-	£1,450
CAM/12UC/MRA/2026/0045	CB6 1	16 Oct 2026	1 bed studio	£650	-	£625

In good order: the rent the tribunal said that home would let for on the open market in good condition, before it took anything off for disrepair or missing items. The rent set is lower where it made deductions, or where the landlord asked for less. A dash: the decision does not state it.

SECTION 4

4. The property

Address	**14 Sample Way, Great Shelford, CB22 3ZZ**

Type	**3 bedroom house**
Furnishing	**unfurnished**
Tenancy started	**1 February 2025**

4.1 Energy Performance Certificate

Energy rating	**C, registered 12 June 2024**
Floor area	**96 square metres**
Habitable rooms	**5**
Windows	**Fully double glazed**
Main heating	**Boiler and radiators, mains gas**
Walls	**Cavity wall, filled cavity**
Certificate number	**0000-0000-0000-0000-0000**

From the government's Energy Performance Certificate register, as recorded by the assessor on the date shown. Check it still describes the property; improvements since then are worth noting above. Contains public sector information licensed under the Open Government Licence v3.0.

4.2 Condition, improvements and what is included

Three bedroom semi-detached house with a south-facing garden and off-street parking for two cars. New gas boiler fitted March 2026. Kitchen refitted 2024. Double glazing throughout. Ten minutes' walk to Great Shelford station. Repairs reported by the tenant in the last year were dealt with within a week.

4.3 What tribunals adjust for

The tribunal compares your home with others let on the open market and adjusts for differences in condition and what is included. In a sample of 150 recent decisions, these came up most often:

WHAT THE TRIBUNAL LOOKED AT	MENTIONED IN	TYPICAL CUT, WHERE ITEMISED
Disrepair	89% of decisions	about £75 a month
White goods (cooker, fridge, washing machine)	77% of decisions	about £30 a month
Carpets and curtains	67% of decisions	about £30 a month
Kitchen or bathroom, modern or dated	63% of decisions	about £75 a month
Windows and glazing	59% of decisions	about £50 a month
Damp or mould	38% of decisions	about £50 a month

SAMPLE

"Typical cut" is the middle amount taken off the monthly rent for that item in the 163 decisions since January 2024 that list their deductions item by item. Amounts vary with the home and the area, and a tribunal can make more than one deduction.

In 57 of the 150 decisions (38%), the tribunal said how much it took off the rent for the home's condition or for something not provided, such as white goods or carpets. Where it did, the amount was usually £80 to £100 a month.

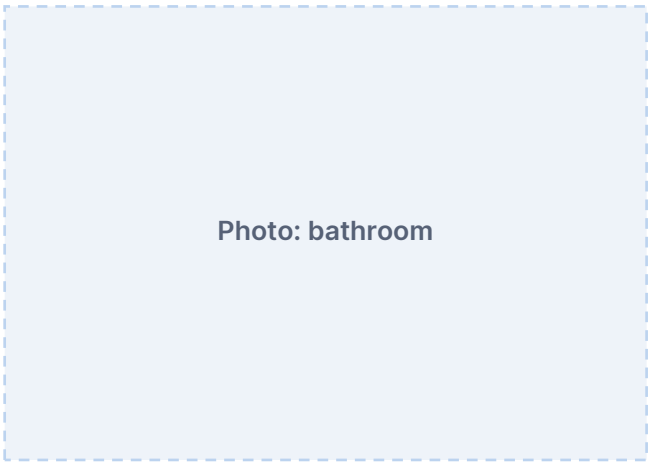
The simplest way to show your home is in good order on each point in the table is a dated photo of:

- Any repairs done recently, before and after if you have them
- Each appliance you provide, showing its condition
- Floors and window coverings in each room
- The kitchen and bathroom, wide enough to show units and fittings
- Windows, showing double glazing if fitted
- Walls and ceilings in the bathroom and bedrooms, showing they are clear

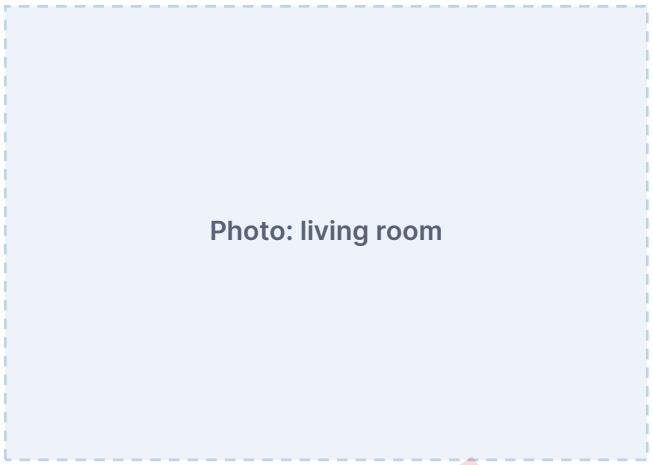
4.4 Photographs of the property



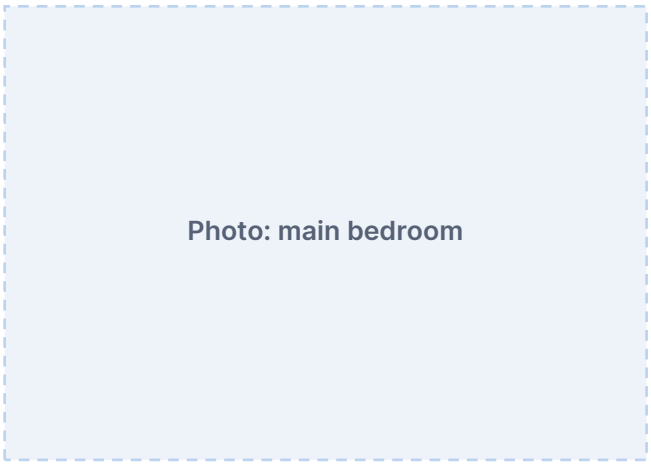
Kitchen, refitted 2024, taken 8 Nov 2026



Bathroom, taken 8 Nov 2026



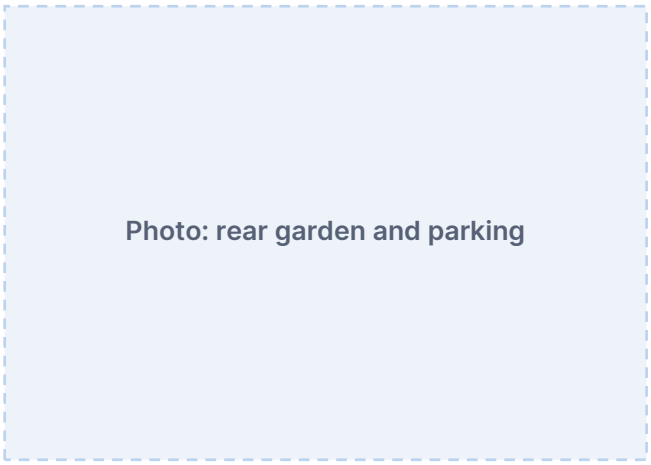
Living room, taken 8 Nov 2026



Main bedroom, taken 8 Nov 2026



Boiler, replaced March 2026, taken 8 Nov 2026



Rear garden and driveway, taken 8 Nov 2026

SAMPLE

SECTION 5

5. If the tenant challenges the increase

- The tenant can ask the First-tier Tribunal (Property Chamber) to decide the rent. The tribunal will tell you what it needs and by when.
- Follow the tribunal's directions and deadlines exactly. Send the VOA and advertised rent figures, the homes you found, any close tribunal decisions and your property notes as your evidence.
- You deal with the tribunal yourself or through a professional representative. RentProven cannot act for you or contact the tribunal for you.
- Tribunal decisions are cited by case reference. The full decisions are published on GOV.UK.

RentProven prepares documents and information to help landlords. It is not a law firm and this pack is not legal advice. Check every detail before you serve the notice or send anything to the tribunal.

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