

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00BY/MNR/2026/0068
Property	Apt. 516, 1 Stafford St, Liverpool, L3 8LY
Tenants	Emily Smith and James Skinner
Tenant's Representative	
Landlord	Hughes House Liverpool LP
Landlord's Address	c/o Allsop Letting & Management Platform, New Station Street, Leeds LS1 4JB
Landlord's Representative	
Date of Application	13 February 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr S Wanderer MRICS – Chair Mrs A Usher
Date of Decision	18 May 2026
Rent Determined	£1,250.00 per calendar month
Date the new rent takes effect	17 February 2026

REASONS FOR THE DECISION

Background

1. On 14 January 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,395.00 per calendar month(pcm) in place of the existing rent of £1,210.00 pcm to take effect from 17 February 2026.
2. On 13 February 2026, under Section 13(4)(a) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of a market rent.
3. The assured shorthold tenancy commenced on 17 January 2025 for a term of 9 months. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. As per tenancy agreement.

Services Charges or furniture provided by Landlord (other than carpets and curtain and white goods specified below) and the costs relating to the same.

5. The Tenant does not pay any service charges, The Property is let fully furnished.

Liability for Council Tax

6. 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.

7. N/A.

Inspection/Hearing

8. Neither party requested an oral hearing. The Tribunal has considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise.

The Property

9. The Property is a fifth-floor flat forming part of a large modern development known as Milliners Yard comprising approximately 250, offering the following accommodation:

Open plan kitchen/lounge, two bedrooms and bathrooms with full suite including shower.

External/Common Facilities: reception and concierge, gym, residents' lounge, communal roof terrace, parcel lockers. The development has a residents' car park providing the option for parking spaces at additional cost.

The Property benefits from heating by electric radiators and double glazing.

The Property is situated in central Liverpool, close to Lime Street Station.

Evidence

10. Both parties were provided with the option to make written submissions. Representations were received only from the Tenants.

The Tenants.

11. In terms of rental evidence, the Tenants provided the following 2-bed comparables:
 - a. Milliner's Yard - £1,200-£1,245 pcm
 - b. The Keel - £1,210 pcm
 - c. The Summit - £1,100 pcm
 - d. The Eight - £1,250 pcm
 - e. Legacie Property - £1,250 pcm
 - f. Pall Mall Press - £1,400 pcm
 - g. The Copper House - £1,438 pcm

Determination and Valuation

12. The Tribunal attached most weight to the comparables listed at a-e above. Comparables F and G are larger and better-specified properties in superior developments.
13. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Tenants, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £1,250.00 pcm. This is the rent we would expect the property to let for in the open market if it was in the same general condition as the comparable properties including having white goods, furniture and curtains provided by the landlord.
14. The Tribunal consider the property to be in overall good condition. As such, no adjustments are warranted and the market rent is determined as below.

Market rent

£1,250.00 pcm

Decision

12. Therefore, the Tribunal determines the market rent at £1,250.00 per calendar month with effect from 17 February 2026, being the date specified in the Landlord's Notice of Increase.

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.