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|  | FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY) |
| Case Reference | MAN/OOCB/MNR/2025/1065 |
| Property | 50 Colmore Avenue, Spital, Wirral CH63 9NL |
| Tenant | Paul Saunders |
| Tenant's Representative | N/A |
| Landlord | David Lewis |
| Landlord's Address | c/o HM Legal Services Ltd, Gorse Stacks House, George Street, Chester CH1 3EQ. |
| Landlord's Representative | N/A |
| Date of Application | 10 December 2025 |
| Type of Application | Determination of a Market Rent sections 13 & 14 of the Housing Act 1988 |
| Tribunal Members | Judge Watkin Valuer Member – Ian James MRICS |
| Date of Decision | 17 April 2026 |
| Rent Determined | £1050 per calendar month |
| Date the new rent takes effect | 25 February 2026 |

REASONS FOR THE DECISION

Background

1. On 20 October 2025, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1200 per calendar month (pcm) in place of the existing rent of £810 pcm to take effect from 14 December 2025.
2. On 10 December 2025, 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 tenancy commenced on 14 May 2023. The rental period is monthly, commencing on the 14th of each month.

Allocation of Repairs between Landlord and Tenant.

4. As per section 11 of the Landlord and Tenant Act 1985.

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. No service charges were identified as part of or separately from the rent. The Tenant stated in his application form that no furniture was provided by the Landlord.

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. No other particular tenancy terms were taken into consideration.

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 Applicant declined an inspection, although he has provided photographs of the interior.
10. The Property is a semi-detached house with a kitchen, a living room, a bathroom and three bedrooms. Externally, there is a front and rear garden, a garage and a driveway(from Application).
11. The Property is situated in Spital which is a pleasant residential area within easy commuting distance to Liverpool. The surrounding area is predominantly residential with all amenities close by.

Determination and Valuation

12. The Tribunal used its general knowledge of Market Rents in the vicinity to decide that the Market Rent of the subject property is £1050.00 per calendar month.
13. From this level of rent, the Tribunal has made not made any adjustments.

Undue hardship

14. The new rent takes effect from the date specified in the Landlord's Notice of Increase unless that would cause undue hardship to the tenant. In cases of undue hardship, the Tribunal has a discretion to fix a later starting date up to the date a Tribunal makes its determination.
15. The Tenant has asked the Tribunal to fix a later starting date in this case as he receives Universal Credit and carers allowance. This has not been challenged by the Respondent. However, the Tribunal does not consider that the Applicant should benefit from any delay in applying to the Tribunal.

Decision

16. Therefore, the Tribunal determines the market rent at £1050 per calendar month with effect from 25 February 2026.

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.