

	<b>FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)</b>
<b>Case Reference</b>	<b>MAN/00BR/MNR/2025/1072</b>
<b>Property</b>	<b>211 Adelphi Wharf 3, 7 Adelphi Street, Salford, M3 6GH</b>
<b>Tenant</b>	<b>Brendan Baker</b>
<b>Tenant's Representative</b>	
<b>Landlord</b>	<b>Mr João Boa Francisco Quipipa</b>
<b>Landlord's Address</b>	<b>C/O 7th Floor, One City Approach, Albert Street, Eccles, M30 0BG</b>
<b>Landlord's Representative</b>	<b>Qube Residential</b>
<b>Date of Application</b>	<b>11 December 2025</b>
<b>Type of Application</b>	<b>Determination of a Market Rent sections 13 &amp; 14 of the Housing Act 1988</b>
<b>Tribunal Members</b>	<b>Mr S Wanderer MRICS – Chair Mrs H Clayton</b>
<b>Date of Decision</b>	<b>11 May 2026</b>
<b>Rent Determined</b>	<b>£1,000.00 per calendar month</b>
<b>Date the new rent takes effect</b>	<b>19 December 2025</b>

## **REASONS FOR THE DECISION**

### **Background**

1. On 18 November 2025, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,025.00 per calendar month(pcm) in place of the existing rent of £975.00 pcm to take effect from 19 December 2025.
2. On 11 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 shorthold tenancy commenced on 19 January 2024 for a term of 12 months. The rental period is monthly.

### **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. 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 an inspection, the papers provided by the parties and its own knowledge and specialist expertise.

### **The Property**

9. The Tribunal carried out an inspection of the Property on 11 May 2026 in the presence of the Tenant. The Landlord was notified of the inspection but did not attend.
10. The Property is a second-floor flat forming part of a large modern development, offering the following accommodation:

Open plan kitchen/lounge, bedroom, bathroom providing w/c, sink and shower enclosure.

Outside: balcony off lounge overlooking the central courtyard and River Irwell. The development has a residents' car park, with one parking space allocated under the tenancy.

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

The Property is situated in off Salford Crescent, within walking distance of the University of Salford and Manchester City Centre.

## **Evidence**

11. Both the Tenant and the Landlord provided written submissions.

### *The Tenant*

12. The Tenant mentioned a number of aspects of poor management and maintenance of the common parts.
13. In terms of rental evidence, the Tenant had provided extracts from the Qube Residential website which showed similar properties to the Property within the same block and nearby with asking rents ranging from £925.00 to £1,122.00 pcm.

### *The Landlord*

14. The Landlord's agent for its part provided a 'best price guide' schedule of some twelve 1 bedroom flats, some of which are located in Adelphi Wharf and others nearby. The rents shown ranged between £1,000.00 and £1,369.00 pcm.

## **Determination and Valuation**

15. The Tribunal found the comparables situated within the Adelphi Wharf development to be the most relevant, but we did note that precise like-for-like comparability is difficult to assess without knowing specific details such which floor each property is located on, the size and facilities such as parking. The common parts in Adelphi Wharf were of a relatively poor standard and this would have an impact on rental value relative to better managed blocks.
16. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by both the Landlord and Tenant, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £1,000.00 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.

17. 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**

**£1,000.00 pcm**

**Decision**

12. Therefore, the Tribunal determines the market rent at £1,000.00 per calendar month with effect from 19 December 2025, 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.