

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/30UQ/MNR/2026/0223
Property	15 The Sycamores, Poulton-le-Fylde, FY6 7WL
Tenant	Ian Douglas
Tenant's Representative	
Landlord	LPS Group
Landlord's Address	162 Whitegate Drive, Blackpool, Lancashire, FY3 9HF
Landlord's Representative	
Date of Application	17 April 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr S Wanderer MRICS – Chair Mr R Stewart MBE
Date of Decision	18 June 2026
Rent Determined	£725.00 per calendar month
Date the new rent takes effect	9 June 2026

REASONS FOR THE DECISION

Background

1. On 16 April 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £925.00 per calendar month(pcm) in place of the existing rent of £625.00 pcm to take effect from 9 June 2026.
2. On 17 April 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 9 January 2025 for a term of 6 months. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. As per tenancy agreement and 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 unfurnished.

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 described in the submissions as a 1st floor flat providing the following accommodation:

kitchen living room, 2 bedrooms, bathroom

Outside: communal garden and parking

The Property is situated in Poulton-le-Fylde within close proximity of amenities. Blackpool town centre lies approximately 3.5 miles to the west.

Evidence

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

The Tenant

11. the Tenant provided screenshots of the following comparables, which he said supported a valuation of £725 pcm:
 - a. Moorland Court - £695 pcm
 - b. Wharfedale Court - £719 pcm

Determination and Valuation

12. The Tribunal attached weight to the comparables provided by the Tenant, although it noted both comparable blocks are less modern than the subject block.
13. Relying on its own expert, general knowledge of rental values in the area and the comparables referred to by the Tenant, the Tribunal considers that the market rental of the subject Property in good order would be in the order of £725.00 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 comparable properties.
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

£725.00 pcm

Undue hardship

15. 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.
16. The Tenant has stated that a rent increase will cause financial hardship. Only very limited information and supporting evidence was provided as to the Tenant's financial position.
17. In this case, the effective date in the Landlord's Notice of Increase is only just over a week before the Tribunal's determination.

18. Whilst any significant increase in rent will inevitably cause some measure of hardship, in considering whether to exercise its discretion to postpone the rent increase, the question for the Tribunal is whether undue hardship will be caused. In this case, the Tribunal does not consider that a case for undue hardship is established. Accordingly, the new rent will take effect from the date specified in the Landlord's Notice of Increase.

Decision

19. Therefore, the Tribunal determines the market rent at £725.00 per calendar month with effect from 9 June 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.