

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00BY/MNR/2026/0236
Property	224 Barlows Lane, Liverpool, L9 9JA
Tenants	Kim Parker and David Weir
Tenant's Representative	
Landlord	John McNamara
Landlord's Address	1 Covertside Road, Scarisbrick, Southport, PR8 5HB
Landlord's Representative	
Date of Application	26 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	£1,400.00 per calendar month
Date the new rent takes effect	25 May 2026

REASONS FOR THE DECISION

Background

1. On 23 March 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,400.00 per calendar month(pcm) in place of the existing rent of £1,250.00 pcm to take effect from 25 May 2026.
2. On 26 April 2026, under Section 13(4)(a) of the Housing Act 1988, the Tenants 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 25 November 2023 for a term of 12 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 Tenants do 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 a modern detached house providing the following accommodation:

Ground Floor: kitchen diner, reception room

First Floor: 1 bathroom, 1 ensuite, 3 bedrooms

Outside: front and rear gardens, garage

The Property is situated in the Fazakerley area of Liverpool within close proximity of amenities. Liverpool city centre lies approximately 6 miles to the south.

Evidence

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

The Tenants

11. the Tenants provided screenshots of the following comparables, which they said supported a valuation of £1,000-1,250 pcm:
 - a. Oleander Way - £1,250 pcm
 - b. Deauville Road - £900 pcm
 - c. Garden Lane - £1,000 pcm
 - d. Bulford Road - £1,200 pcm

Determination and Valuation

12. The Tribunal considered the comparables provided and regards the Property as superior to all the comparables in terms of both the size and character of property as well as location. We would note in particular that none of the comparables are detached.
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 £1,400.00 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

£1,400.00 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 Tenants have stated that a rent increase will cause financial hardship. Only very limited information and no supporting evidence was provided as to the Tenants' financial position.

17. In this case, there is not a lengthy delay between the effective date in the Landlord's Notice of Increase and the date of 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 £1,400.00 per calendar month with effect from 25 May 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.