



**FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference : **MAN/00BW/MNR/2024/0610**

Property : **23 Threadneedle Place, Atherton,
Manchester, M46 0TW**

Applicants : **Susan Coupe**

Respondent : **The PRS REIT (SW) Investments LLP**

Type of Application : **Section 14, Housing Act 1988 – Market Rent
Determination**

Tribunal Members : **Judge J Stringer
Mr A Hossain, MRICS**

Date of Decision : **16th June 2025**

DECISION

1. The rent is £925.00 per calendar month. The new rent takes effect from 3rd August 2024.

REASONS

Preliminary Matters

1. In accordance with the *‘Practice Direction from the Senior President of Tribunals: Reasons for decisions’*, this decision refers only to the main issues and evidence in dispute, and how those issues essential to the Tribunal’s conclusions have been resolved.

Inspection and form of determination

2. The property was inspected on 16th June 2025.

3. The Applicant only was present at the inspection.
4. Neither party requested a hearing and the application was determined on the basis of the papers submitted by the parties in advance of the inspection, and the inspection.

The Law

5. The Tribunal considered and applied section 14 of the Housing Act 1988 (HA 1988).

Background to the application

6. The property (23 Threadneedle Place, Atherton M46 0TW) is subject to an assured shorthold tenancy which commenced in August 2021.
7. This application (dated 18th July 2024) arises in consequence of service of a section 13 HA 1988 notice by the Respondent dated 13th June 2024. The notice proposed a new rent of £925.00 per calendar month, to take effect from 3rd August 2024, in place of the (then) current rent of £865.00 per calendar month.

Issues

8. The following issues were identified for determination by the Tribunal:
 - a. The market rent for the property which could be achieved if it were in good letting order;
 - b. Whether there were any matters which made it appropriate to reduce the market rent, and, if so;
 - c. The amount of any deductions from the market rent;
 - d. The rent to be applied to the property in the light of any deductions;
 - e. The commencement date for the rent, including potential undue hardship to the tenant.

Relevant Evidence and the Tribunal's Conclusions on the Issues

9. The property is a brick built semi-detached house built circa 2018 beneath a tiled roof comprising: on the ground floor, WC; kitchen/diner (fully fitted); on the first floor, 2 Bedrooms and bathroom/WC.
10. The Tribunal's findings at the inspection were that there were no issues with the property which made it appropriate to reduce the rental figure from market rent, the property being found to be in good order throughout.
11. Market rent comparables were submitted by the Respondent only, specifically email from Ashley Jones, 2nd December 2024, with range for Threadneedle Place between £927 and £975 (based on Best Price Guide).

12. On the basis of its professional knowledge of rents in the area for comparable properties the Tribunal found a market rent of £925.00 could be achieved if the property were in good letting order, which figure was consistent with the evidence submitted by the Respondent.
13. The rent payable for the property as inspected by the Tribunal is therefore £925.00 per calendar month.
14. No evidence was submitted by the Applicant to the effect that if the increased rent were applied from a date earlier than the date of the decision it would result in undue hardship, and accordingly the effective date for the new rent is 3rd August 2024.