

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00BS/MNR/2026/0130
Property	11 Tudor Close, Reddish, Stockport, SK5 7AJ
Tenant	Taryn Entwistle
Tenant's Representative	
Landlord	James McCartan
Landlord's Address	834 Stockport Road, Manchester, M19 3AW
Landlord's Representative	Peter Anthony Estates
Date of Application	3 March 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr S Wanderer MRICS – Chair Ms J Chisholm
Date of Decision	8 July 2026
Rent Determined	£1,140.00 per calendar month
Date the new rent takes effect	1 April 2026

REASONS FOR THE DECISION

Background

1. On 25 February 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,200.00 per calendar month(pcm) in place of the existing rent of £725.00 pcm to take effect from 1 April 2026.
2. On 3 March 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 is understood to have commenced in 2014 on 13 May 2025. 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 a semi-detached house providing the following accommodation:

Ground Floor: living room, kitchen

First Floor: 3 bedrooms, bathroom

Outside: front and rear gardens, driveway

The Property is situated in the Reddish area of Stockport, close to amenities. Manchester city centre is approximately 5 miles to the north west.

Evidence

10. Both the Tenant and the Landlord returned the Tribunal's Reply forms.

The Tenant

11. The Tenant noted a number of repair and maintenance issues including visible ceiling staining from historic water ingress, laminate flooring damaged due to leaks and not fully restored, ageing original carpets (approximately 12 years old), and damaged external decking. The decking was removed after the date of the application but before the date of the Tribunal's determination and the area laid to turf. The turf had been laid poorly and included gaps.
12. The Tenant provided the following comparables, submitting that the market rent for the property should be £900-1,000:
- i. Tennyson Road, Reddish £1,095 pcm (2 bed)
 - ii. Northumberland Road, Brinnington £1,050 pcm (2 bed)
 - iii. Wordsworth Road, Reddish £1,150 pcm (2 bed)
 - iv. Broadstone Road South, Reddish £1,150 pcm (3 bed)
 - v. Harrogate Road, SK5 £950 pcm (3 bed)
 - vi. Bradfield Close, North Reddish £1,100 (3 bed)

The Landlord

13. The Landlord addressed the condition issues raised by the Tenant and submitted that maintenance was in hand.
14. The Landlord provided a Rightmove 'best price guide' incorporating comparables drawn from a wider area, which showed details of a number of comparable properties with rents ranging between £1,100 and £1,600 pcm, one of which was a neighbouring 3 bed property on Tudor Close at £1,300 pcm.

Determination and Valuation

15. The Tribunal considered the comparable evidence provided by both parties but on balance attributed greatest weight to the Landlord's evidence within Tudor Close as being most directly relevant, whilst being mindful of the Tenant's observation that this comparable included a conservatory.
16. Relying on its own expert, general knowledge of rental values in the area and the comparables provided by the parties, the Tribunal considers that

the market rental of the subject Property in good order would be in the order of £1,200.00 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.

17. From this level of rent, the Tribunal has made adjustments in relation to the following:

- a) Staining to ceilings.
- b) Garden issues.

The full valuation is shown below:

Starting Rent	
	<u>£1,200.00 pcm</u>
<u>Less</u>	
a) Items given under a) above	£30.00
b) Items given under a) above	£30.00

Market rent

£1,140.00 pcm

Undue hardship

18. 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.
19. The Tenant has stated that a rent increase will cause financial hardship. Only limited information and no supporting evidence was provided as to the Tenant's financial position.
20. 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

21. Therefore, the Tribunal determines the market rent at £1,140.00 per calendar month with effect from 1 April 2026, 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.