

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00EY/MNR/2026/0160
Property	11 Dorset Street, Blackpool, Lancashire, FY4 3BB
Tenant	Benjamin Littlewood and Jenifer Denley
Tenant's Representative	
Landlord	J and T Trading Ltd
Landlord's Address	28 Highfield Road, Blackpool, FY4 2JA
Landlord's Representative	
Date of Application	20 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 Mr S Harvey
Date of Decision	20 July 2026
Rent Determined	£700.00 per calendar month
Date the new rent takes effect	13 April 2026

REASONS FOR THE DECISION

Background

1. On 4 March 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £700.00 per calendar month(pcm) in place of the existing rent of £600.00 pcm to take effect from 13 April 2026.
2. On 20 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 commenced on 13 December 2022 for a term of 5 months and thirty days. 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 2 bedroom terraced house with back yard.

The Property is situated in Blackpool, close to amenities, approximately 1 mile east of the Promenade at South Shore.

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 presence of damp & mould, taped-up boiler and paint-stained carpets. No comparables were provided, but the Tenant submitted that the rent should be £600-650 pcm.

The Landlord

12. The Landlord addressed the condition issues raised by the Tenant and submitted that the property was in good condition at the start of the tenancy. No comparable evidence was supplied, but the Landlord stated that rental values for comparable properties were in the range of £700-800 pcm.

Determination and Valuation

13. 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 £700.00 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 considered the issues as to condition raised by the Tenant but regards these as minor and not liable to have an impact on rental value. As such, no adjustments are warranted and the market rent is determined as below.

Market rent

£700.00 pcm

Decision

15. Therefore, the Tribunal determines the market rent at £700.00 per calendar month with effect from 13 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.