

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00CA/MNR/2026/0308
Property	27 Norton Grove, Maghull, Liverpool, L31 5JX
Tenant	Edna Anderson
Tenant's Representative	Justine Chew
Landlord	Paul Myerscough
Landlord's Address	18 Park Lane, Bootle, Liverpool, L20 6DN
Landlord's Representative	
Date of Application	2 June 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	22 July 2026
Rent Determined	£930.00 per calendar month
Date the new rent takes effect	20 June 2026

REASONS FOR THE DECISION

Background

1. On 17 April 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 £880.00 pcm to take effect from 20 June 2026.
2. On 2 June 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 Property is understood to held on the basis of an oral tenancy agreement dating back to May 2022. The rental period is monthly.
4. The Tribunal understands the Tenant has resided in the Property for many years.

Allocation of Repairs between Landlord and Tenant.

5. As per section 11 of the Landlord and Tenant Act 1985.

Services Charges or furniture provided by Landlord and the costs relating to the same.

6. The Tenant does not pay any service charges. The Property is let unfurnished.

Liability for Council Tax

7. 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.

8. The Tenant has resided in the Property for many years. Before becoming the Tenant, the previous tenant, with whom she was living, was Ms Anderson's father, who died on 30 July 2014. This date is significant inasmuch as any tenant improvements would only be taken into account by the Tribunal if they were made after 30 July 2014.

Inspection/Hearing

9. 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

10. The Property is a semi-detached house providing the following accommodation:

Ground Floor: hallway, open plan living room/dining room, kitchen

First Floor: 3 bedrooms, bathroom/WC

Outside: front driveway and rear garden

The Property is situated in the Maghull area of Liverpool, close to amenities. Liverpool city centre is approximately 7.5 miles to the south.

Evidence

11. Both the Tenant and the Landlord returned the Tribunal's Reply forms and also referred to a previous rent determination for the Property by the Tribunal earlier this year with effect from 20 June 2025.

The Tenant

12. The Tenant noted a number of improvements made by her or her parents. These included installation of central heating, double glazing, new kitchen and bathroom, new carpet/lino, gas fire, remedying cracks in the front rendering to the Property and replastering internally, a new shed in the garden and new fence panels, a new chimney flue, and new curtains and blinds.
- a. No comparable evidence was provided by the Tenant, who also did not propose a rental figure.

The Landlord

13. The Landlord addressed the question of improvements raised by the Tenant and submitted that only improvements made after 30 July 2014 should be taken into account by the Tribunal. As regards the gas fire, the Landlord submitted that he had offered to replace with an electric fire and that it was the Tenant's preference to have a gas fire.
14. The Landlord did not provide any comparables, but did provide emails from two estate agents estimating the rental value at £1,200 pcm.

Determination and Valuation

15. 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 £1,150.00 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.
16. Taking into account the parties' submissions as well as the Tribunal's previous determination, the Tribunal considered that most of the more

value-significant improvements to the Property were carried out before 30 July 2014 and consequently are not to be taken into account. The improvements understood to have been made by the Tenant after her father's death, which the Tribunal does take into account in this determination are limited to the following points: a further improvement to the kitchen, remedying cracks in the front rendering to the Property and replastering internally, a new shed in the garden and new fence panels, a new chimney flue, and new curtains and blinds.

17. The Tribunal has made adjustments in relation to the following:

- a) Tenant improvements as enumerated in paragraph 16 and Tenant provision of white goods.

The full valuation is shown below:

Starting Rent	<u>£1,150.00</u> pcm
<u>Less</u>	
a) Items given under a) above	£220.00

Market rent

£930.00 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 very 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 £930.00 per calendar month with effect from 20 June 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.