

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00BY/MNR/2026/0172
Property	Apartment 9, 8 Ibbotson's Lane, Liverpool, L17 1AL
Tenant	David Rawcliffe
Tenant's Representative	
Landlord	Ashbury Leaseholds Ltd
Landlord's Address	177 Rose Lane, Liverpool, L18 5EA
Landlord's Representative	
Date of Application	30 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 Mrs A Usher
Date of Decision	27 May 2026
Rent Determined	£1,600 per calendar month
Date the new rent takes effect	1 April 2026

REASONS FOR THE DECISION

Background

1. On 27 February 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,200.00 per calendar month(pcm) in place of the existing rent of £2,100.00 pcm to take effect from 1 April 2026.
2. On 30 March 2026, under Section 13(4)(a) of the Housing Act 1988 (the Act), 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 26 March 2019 for a term of 6 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 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 Tenant's submissions as a Second Floor flat providing the following accommodation:

3 bedrooms, 2 en-suite, living room, w/c (no kitchen is mentioned; this appears to be an oversight).

Externally, the Property benefits from an allocated parking space.

No further evidence of as to the condition of the Property was provided. The Tribunal has, therefore, assumed the Property is in good condition.

The Property is situated Greenbank area of Liverpool, close to amenities. Liverpool City Centre is located approximately 3 miles to the north west.

Evidence

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

The Tenant.

11. The Tenant provided a printout of two 3-bed comparables (with details of a further property cut off at the bottom of the page) showing rents of £1,200 and £1,270 pcm.

Determination and Valuation

12. Relying on its own expert, general knowledge of rental values in the area, considered together with the comparables provided by the Tenant, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £1,600.00 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 the comparable properties.
13. The Tribunal assumes the property to be in good condition. As such, no adjustments are warranted and the market rent is determined as below.

Market rent

£1,600.00 pcm

Decision

12. Therefore, the Tribunal determines the market rent at £700.00 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.