

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00BX/MNR/2026/0173
Property	77 Saunders Avenue, Prescot, Merseyside, L35 5DF
Tenant	Stephen O'Donovan
Tenant's Representative	
Landlord	Livv Housing Group
Landlord's Address	Kings Business Park, Lakeview, Prescot, Merseyside, L34 1PJ
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 Ms S Johnson
Date of Decision	1 June 2026
Rent Determined	£156 per calendar week
Date the new rent takes effect	6 April 2026

REASONS FOR THE DECISION

Background

1. On 18 February 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £116.64 (including service charges) per week in place of the existing rent of £110.38 (including service charges) to take effect from 6 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 1 March 2024 for a term of 12 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 pays a service charge as part of the rent as detailed in paragraph 1 above. 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. The rent is collected for 50 weeks per year, with two weeks each year rent free.

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 First Floor flat providing the following accommodation:

living room, kitchen, bedroom, bathroom.

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 Prescot, close to amenities. Liverpool City Centre is located approximately 9 miles to the 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 copy of a rent increase notice issued by the Landlord to a neighbouring tenant of what the Tenant says is an identical property. This shows a weekly rent of £108.94 with effect from 6 April 2026 inclusive of service charge. The Tenant submits that this is evidence that his rent for the subject Property should also be £108.94 per week inclusive of service charge.

Determination and Valuation

12. The Tribunal considered the evidence provided by the Tenant referred to in the previous paragraph but did not attach weight to it as evidence of the market rent. That is because the Landlord, as stated in the rent increase letter, limits the annual increase in accordance with the Regulator of Social Housing's Rent Standard. The rents proposed by the Landlord for both the subject Property and the comparable are not based on market values, but rather are limited based on the appropriate percentage increase applied to the previous year's rent. The reason for the discrepancy between the two properties for 2026 is, presumably, that the rents for 2025 were not the same.
13. Relying on its own expert, general knowledge of rental values in the area, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £156.00 pcm, inclusive of service charges and based on rent payable for 50 out of 52 weeks each year. 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 assumes the property to be in good condition. As such, no adjustments are warranted and the market rent is determined as below.

Market rent

£156.00 (inclusive of service charges of £12.41) per week

Decision

12. Therefore, the Tribunal determines the market rent at £156.00 (inclusive of service charges of £12.41) per week with effect from 6 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.