

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00EY/MNR/2026/0272
Property	50 Coopers Way, Blackpool Fy1 3RJ
Tenant	Benjamin & Natchaya Anderson
Tenant's Representative	
Landlord	Insight Letting Limited
Landlord's Address	2b Newchase Court, Hopperhill Road, Eastfield, Scarborough YO11 3YS
Landlord's Representative	
Date of Application	10 May 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr N Swain MRICS – Chair Mr A Usher
Date of Decision	09 June 2026
Rent Determined	£800.00 per calendar month
Date the new rent takes effect	14 May 2026

REASONS FOR THE DECISION

Background

1. On 31 March 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £860.00 per calendar month(pcm) in place of the existing rent of £850.00 pcm to take effect from 14 May 2026.
2. On 10 May 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 tenancy commenced on 14 April 2024 for a term of 12 months. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. As per 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. None

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. None

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 Tribunal did not inspect the Property.
10. The Property is a modern terraced house, offering the following accommodation:

Hall, kitchen/diner, living room, three bedrooms, bathroom with full suite including shower, and ensuite shower room.

Outside: Garden.

The Property benefits from gas fired central heating and double glazing.

The Property is situated in the Layton area of Blackpool within close proximity of amenities and a short distance from the City Centre.

Evidence

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

The Tenant.

12. The Tenant provided photographs of the property showing it to be in a generally good condition.

13. The following comparables were provided by the Tenant:

- a) 66 Coopers Way. An identical house to this one. Owned by the same Landlord. Has been advertised at £800 pcm on several occasions during 2025/26.
- b) 16 Coopers Way. Near identical property to this one but has an upgraded internal specification and off-road parking. Let agreed and marketed at £800 pcm,
- c) 18 Coopers Way. Near identical property to this one but has an upgraded internal specification and off-road parking. Let agreed and marketed at £800 pcm,

The Landlord

14. The Landlord provided the last inspection report, indicating that the property was in good condition.

15. The Landlord did not provide any comparable evidence, just a report confirming that the property had been marketed at £850 pcm in 2024.

Determination and Valuation

16. The Tribunal considers the comparables provided by the Tenant are relevant to this matter.

17. Relying on its own expert, general knowledge of rental values in the area, and 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 £820.00 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 including having white goods and curtains provided by the landlord.

18. No adjustments to this rental value are considered necessary

Market rent

£800.00 pcm

Undue hardship

19. The Tenant indicated that there would be no hardship. Therefore, the Tribunal did not consider the issue of hardship and the date set in the Landlord's Notice is confirmed.

Decision

20. Therefore, the Tribunal determines the market rent at £800.00 per calendar month with effect from 14 May 2026.

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.