

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00BR/MRA/2026/0042
Property	Apt 25, 5 Clarence Street, Block 3, Salford M7 1BR
Tenant	Elizabeth Olubukola Abdulai
Tenant's Representative	
Landlord	The PRS REIT (LGIM) Investment LLP
Landlord's Address	c/o Ascend Properties, Stafford Court, 145 Washway Road, Sale M33 7PE
Landlord's Representative	Ascend Properties Ltd
Date of Application	05 July 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr N Swain MRICS – Chair Ms J Chisholm
Date of Decision	04 August 2026
Rent Determined	£1225.00 per calendar month
Date of Valuation	30 September 2026
Date the new rent takes effect	30 September 2026

REASONS FOR THE DECISION

Background

1. On 18 June 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1250.00 per calendar month (pcm) in place of the existing rent of £1085.00 pcm to take effect from 30 September 2026.
2. On 05 July 2026, under Section 14 (A3) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of an open-market rent.
3. The tenancy commenced on 31 August 2022. 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. Basic furnishing to living room and both bedrooms.

Liability for Council Tax

6. The Tenant are 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

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 a first floor flat forming part of a modern three storey development, offering the following accommodation:

Property: Open plan kitchen/dining/living room, two bedrooms, two bathrooms, balcony

Outside: Access to communal gardens and one parking space.

The Property benefits from electric heating throughout, possibly double glazing, floor coverings throughout and a range of white goods.

The Property is situated in Green Grosvenor Park area of Salford, close to local amenities. Manchester City Centre is approximately 2 miles to the south east.

Evidence

10. The parties completed the relevant MR1 (tenant), MR2 (landlord) and MR3 (tenant's reply).

The Tenant

11. The Tenant made the following comments:

- a) The apartment was often cold over winter and suffered from some drafts.
- b) They suggested that the rent should be £1150.00 pcm.
- c) They queried the floor area of the apartment as the Landlord has quoted both 936 sq ft and 679 sq ft in different parts of their literature.

12. The Tenant provided the following comparables:

- a) Crossbank, Salford. Two bedroom, two bathroom, second floor apartment. Advertised at £1150.00 pcm
- b) Crossbank, Salford. Two bedroom, two bathroom apartment. Advertised at £1150.00 pcm
- c) Camp Street, Salford. Two bedroom, two bathroom apartment. Advertised at £1100.00 pcm

The Landlord

13. The Landlord made the following comments:
 - a) The Landlord confirmed that the details of the property and the tenancy.
 - b) They provided a summary report for the tenancy, including recent repairs undertaken.
14. The following comparables were provided by the Landlord:
 - a) Clarence Street. Identical style apartment. Rent achieved £1325.00 pcm.
 - b) Clarence Street. Identical style apartment. Rent achieved £1270.00 pcm.
 - c) Clarence Street. Identical style apartment. Rent achieved £1255.00 pcm.
 - d) Clarence Street. Identical style apartment. Advertised at £1260.00 pcm.
 - e) Clarence Street. Identical style apartment. Advertised at £1265.00 pcm.
 - f) Great Clowes Street. Similar specification and size of property. Reasonably close by. Advertised at £1250.00 pcm.
 - g) Barnabas Drive. Similar specification and size of property. Reasonably close by. Advertised at £1295.00 pcm.
 - h) The Vibe. Similar specification and size of property. Reasonably close by. Advertised at £1250.00 pcm.

Determination and Valuation

15. The Tribunal considered the comments regarding the discrepancy in the floor area of the apartment. On the basis of the information provided by both the Tenant and the Landlord, the Tribunal determines that the apartment is around 679 sq ft and that the higher figure was an error. Therefore, the comparables provided by both parties are relevant.
16. In terms of the Landlord's first three comparables, based on the information provided, they appear to be rents achieved following rent reviews of sitting tenants. Therefore, the existing tenant factor needs to be stripped out of the rent achieved figure. Given that the Landlord is currently advertising two other identical apartments at rents lower than two of the first three comparables

supports this assertion. Therefore, the Tribunal considers the advertised rents to be more appropriate than the achieved rent figures.

17. Relying on its own expertise and general knowledge of rental values in the area, and the comparables provided by the Landlord/the Tenant, the Tribunal considers that the market rent of the subject Property modernised and in good order would be in the order of £1225.00 pcm. This is the rent we would expect the property to let for in the open market at the valuation date and if it was in the same general condition as the comparable properties.
18. The Property is considered in good condition. Therefore, no adjustment from this level of rent is necessary.

Open-Market Rent

£1225.00 pcm

Undue hardship *(only if an application has been made by the Tenant)*

19. The new rent takes effect from the date which is the beginning of the first new period of the tenancy which begins on or after the date of the determination 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 two months after it makes its determination.
20. The Tenant has asked the Tribunal to fix a later starting date in this case. However, the Tenant has provided no evidence to support this. As such the Tribunal has no basis to make an adjustment for undue hardship and the start date in the notice remains applicable.

Decision

21. The Tribunal determines the new rent amount at £1225.00 per calendar month with effect from 30 September 2026 as this is lower than the proposed rent of £1250.00 per calendar month.

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 (rule 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.