

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00BN/MNR/2026/0080
Property	Flat 2, Alexander Court, 30 Beaver Road, Didsbury, Manchester M20 6SX
Tenant	Wayne Edwards
Tenant's Representative	
Landlord	Wythenshawe Community Housing Group
Landlord's Address	Wythenshaw House, 8 Poundswick Lane, Wythenshawe M22 9TA
Landlord's Representative	Wren Properties Limited
Date of Application	24 February 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 R Stewart
Date of Decision	06 July 2026
Rent Determined	£1350.00 per calendar month
Date the new rent takes effect	01 March 2026

REASONS FOR THE DECISION

Background

1. On 09 January 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1395.00 per calendar month(pcm) in place of the existing rent of £1295.00 pcm to take effect from 01 March 2026.
2. On 24 February 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 04 April 2022 for a term of six 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. The Landlord provided white goods, bed, sofa, table, chairs and other basic furnishings.

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 Property is a ground floor flat forming part of a modern four storey development, offering the following accommodation:

Hall, living room, kitchen, two bedrooms, bathroom with full suite including shower and ensuite bathroom. It should be noted that the Tenant's Rent 1 form, only records one bedroom and one bathroom. However, the original application form notes two bedrooms, bathroom and ensuite. As this tallies with correspondence from the Landlord, this is taken to be correct and not in dispute.

Outside: allocated parking space.

The Property benefits from central heating, double glazing, communal entrance and secure entry system and shared grounds.

The Property is situated in the Didsbury area of Manchester within close proximity of amenities. Manchester City Centre is approximately 5 miles to the north.

Evidence

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

The Tenant.

11. The Tenant made the following comments:

- a) The Property, and specifically the front door, is located right next to the main entrance to the whole block. This means that the amenity of the Property is significantly affected by the constant stream of residents and delivery people accessing the block, made worse by the post boxes being adjacent to the Property's front door.
- b) Due to the ground floor position and next to the main entrance, leaving the windows open is not an option for security reasons. This also reduces the amenity of the Property.

12. The Tenant provided no rental evidence but suggested that the rent should be £1250 pcm.

The Landlord

13. The Landlord made the following comments:

- a) They noted that that this was not a Section 22 application (the Tenant having ticked the wrong box on one of the forms).
- b) They explained that this was one of their market rent properties, even though they are a social housing provider.
- c) They disagreed that the position of the Property affected its amenity and therefore reduced the rental value. However, they provided no rental evidence either.

Determination and Valuation

- 14. Relying on its own expert, general knowledge of rental values in the area, the Tribunal considers that the market rental for similar properties in the local area range from £1100 to £1500 pcm. Based on the specific location of subject Property and the facilities available, the Tribunal considers that the Property will fall toward the middle of this range, and that the rent for the Property in good order would be in the order of £1350.00 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.
- 15. No comment has been made regarding the state of repair of the Property and no evidence, such as photographs, has been provided. Therefore, the Tribunal considers that the Property is in good order and that no deduction from the market rent is required.

Market rent

£1350.00 pcm

Decision

12. Therefore, the Tribunal determines the market rent at £1350.00 per calendar month with effect from 01 March 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.