

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00EY/MNR/2026/0342
Property	9 Smithy Mews, Blackpool FY1 2EQ
Tenant	Joshua Knowles
Tenant's Representative	
Landlord	Smithy Mews Nominees Ltd & Smithy Mews Nominees 2 Ltd
Landlord's Address	2a Parkhill, Bury Old Road, Prestwich M25 0FX
Landlord's Representative	Mishkan Estates Ltd
Date of Application	22 June 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 MBE
Date of Decision	09 July 2026
Rent Determined	£720.00 per calendar month
Date the new rent takes effect	25 June 2026

REASONS FOR THE DECISION

Background

1. On 30 April 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £775.00 per calendar month(pcm) in place of the existing rent of £600.00 pcm to take effect from 25 June 2026.
2. On 22 June 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 25 February 2025 as a periodic tenancy. 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 Property is a mid-terraced house forming part of a modern development, offering the following accommodation:

Living Room, kitchen, two bedrooms, and bathroom with full suite including shower.

Outside: Rear garden

The Property benefits from double glazing.

The Property is situated in central Blackpool in close proximity of amenities.

Evidence

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

The Tenant.

11. The Tenant made the following comments:

- a) That the second bedroom was very small and almost uninhabitable.
- b) There is a very significant rat problem, with rats coming into the rear garden from the railway lines behind. This was both very unpleasant and created a health risk. The Landlord has been aware for a significant period but the problem has not been fully resolved.

12. In terms of rental evidence, the Tenant had provided none.

The Landlord

13. The Landlord made the following comments:

- a) The considered that the second bedroom was a reasonable size.
- b) They challenged that there was an ongoing rat problem. A recent inspection had failed to note any activity.

14. The Landlord provided two market appraisal reports which noted a number of different comparables. These included:

- a) Healey Street, Blackpool. Two bedroom mid-terraced house. Advertised at £750 pcm.
- b) Smithy Mews, Blackpool. Two bedroom end terrace house. Advertised at £825 pcm.
- c) 3 Fenton Road, Blackpool. Two bedroom mid-terraced house. Advertised at £825 pcm.
- d) Whittaker Avenue, Blackpool. Two bedroom mid-terraced house. Advertised at £850 pcm.

Determination and Valuation

15. The Tribunal considers the above comparables provided by the Landlord are relevant to this matter, but note that none of these properties are directly comparable either by situation or location. The Smithy Mews is the only property in the same location, but is an end terrace. The other properties are both further away and older.

16. With regard to the rat problem, the Landlord has acknowledged that there was a problem. They state that at the last inspection no activity was noted, but provide no evidence. The Tenant has stated that rats continue to be a problem and has undertaken control measures. The Tribunal has considered both Parties comments and considers that rats are still an issue at the Property, albeit to a lesser degree.

17. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Landlord, the Tribunal considers that the market rental of the subject Property

modernised and in good order would be in the order of £775.00 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. From this level of rent, the Tribunal has made adjustments in relation to the following:

a) The continuing rat problem.

The full valuation is shown below:

Starting Rent

£775.00 pcm

Less

a) Items given under a) above 7%
say £55.00

Market rent

£720.00 pcm

Undue hardship

12. The new rent takes effect from the date specified in the Landlord's Notice of Increase 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 the date a Tribunal makes its determination.
13. The Tenant has asked the Tribunal to fix a later starting date in this case but has provided no evidence. The Tribunal does not consider that there will be hardship caused. Therefore, the date in the Notice will be the effective date for the rent increase.

Decision

14. Therefore, the Tribunal determines the market rent at £720.00 per calendar month with effect from 25 June 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.