

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00BR/MNR/2026/0320
Property	Apartment 27, Empyrean Block 6, 11 Clarence Street, Salford M7 1BU
Tenant	Lir Meaney Guerin
Tenant's Representative	
Landlord	The PRS REIT (LGIM) Investments LLP
Landlord's Address	c/o Stafford Court, 145 Washway Road, Sale, Manchester M33 7PE
Landlord's Representative	Ascend Estates Ltd
Date of Application	29 May 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	11 August 2026
Rent Determined	£990.00 per calendar month
Date of Valuation	28 August 2026
Date the new rent takes effect	28 August 2026

REASONS FOR THE DECISION

Background

1. On 27 May 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1130.00 per calendar month (pcm) in place of the existing rent of £885.00 pcm to take effect from 28 August 2026.
2. On 29 May 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 28 August 2025. 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, including beds, wardrobe, couch, and table and chairs.

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 five storey development, offering the following accommodation:

Property: Open plan kitchen/dining/living room, bedroom and bathroom.

Outside: Private balcony, communal garden.

The Property benefits from a full range of white goods, electric heating and double glazing.

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

Evidence

10. The parties completed the relevant MR1 (tenant) and MR2 (landlord).

The Tenant

11. The Tenant made the following comments:

a) They commented on the proximity of the apartment to the main entrance to the building and the increase in noise that occurs as a result.

12. The Tenant did not provide comparable rental evidence. They did provide commentary based on Office for National Statistics data suggesting the average market rent for this property type in Salford is £883.00 pcm and suggested that current listing from various property portals gives a range of £800.00 to £1100.00 pcm.

The Landlord

13. The Landlord provided a comprehensive report detailing the Property and the history of this tenancy.
14. The Landlord did provide comparable rental evidence in the form of a list of properties in the same development identified as being identical style units. There were five rents quoted in Blocks 2, 5 and 6 ranging from £1185.00 to £1375.00 pcm. No details for the properties have been given beyond them being one bedroom.

15. The Landlord has also provided details for several on the market properties in the area ranging from £1170.00 to £1500.00 pcm

Determination and Valuation

16. Whilst the Landlord has provided comparables, the details provided are extremely limited. It is not clear whether these are new lettings or rent reviews. Therefore, they are of limited use.
17. Relying on its own expertise and general knowledge of rental values in the area, and, to a limited degree, the comparables provided by the Landlord, the Tribunal considers that the market rent of the subject Property modernised and in good order would be in the order of £990.00 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 Tribunal was not provided with any evidence to suggest any adjustments are necessary.

Open-Market Rent

£990.00 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. The Tenant says they will be caused undue hardship because the current rent is already a significant proportion of their income. They provided a high-level summary of rent against income.
21. The Landlord did not respond to the Tenant's application for postponement due to hardship.
22. As a result of our decision the rent will increase by £105.00 per month. On the basis of the evidence supplied by the Tenant, the Tribunal considers that for the

increase to take effect from the date the Tribunal makes its determination would not cause undue hardship and does not fix a later starting date.

Decision

23. The Tribunal determines the new rent amount at £990.00 per calendar month with effect from 28 August 2026 as this is lower than the proposed rent of £1130.00 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.