

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00BR/MRA/2026/0030
Property	57, 2 Fenman Mews, Worlsey, Manchester M28 3YU
Tenant	Cyprian Borkowski & Zuzanna Tracz
Tenant's Representative	
Landlord	The PRS REIT Holyoake General Partner Limited
Landlord's Address	Stafford Court, 145 Washway Road, Sale, Manchester M33 7PE
Landlord's Representative	Ascend Properties
Date of Application	25 June 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 Chisholm
Date of Decision	11 August 2026
Rent Determined	£995.00 per calendar month
Date of Valuation	30 July 2026
Date the new rent takes effect	30 August 2026

REASONS FOR THE DECISION

Background

1. On 26 May 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1035.00 per calendar month (pcm) in place of the existing rent of £895.00 pcm to take effect from 30 July 2026.
2. On 25 June 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 30 July 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. None.

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

Property: Hall, open plan kitchen/living room, two bedrooms, bath with full suite and ensuite shower room.

Outside: allocated parking space.

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

The Property is situated in the Walkden area of Greater Manchester, within close proximity to local amenities.

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 flat is on the top floor and access is via stairs only.
 - b) The electric heating works poorly and is expensive to run.
 - c) A number of issues existed when moving in, but these have been resolved.
 - d) The Property gets overly hot in summer, being on the top floor and is not sufficiently ventilated.
12. The Tenant provided an extract from the Rightmove property portal showing similar flats available to rent at between £795.00 and £975.00 pcm.

The Landlord

13. The Landlord made the following comments:
 - a) The Property is heated and ventilated in line with all the Simple Life portfolio apartments.
14. The Landlord provided a summary report detailing the history of the tenancy and provided comparable lettings on the this and a nearby development:
 - a) Five apartments within the Fenman Mews development with rents achieved in 2025 ranging from £1035.00 to £1045.00 pcm.
 - b) Four apartments within the Velveteen Crescent development with rents achieved in 2026 ranging from £1075.00 to £1085.00 pcm.

Determination and Valuation

15. The comparables provided by both the parties were considered of use to the Tribunal. However, the lack of detail provided for each comparable limited the use they could be put to. Specifically, the Landlord's comparables fail to identify if the rents achieved are new lettings or rent reviews. Nor do they contain details such as which storey the apartment is on.
16. 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 £995.00 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.
17. The Tribunal consider that there was no evidence provided to justify any adjustment to this level of rent.

Open-Market Rent

£995.00 pcm

Decision

12. The Tribunal determines the new rent amount at £995.00 per calendar month with effect from 30 August 2026 which is the beginning of the first new period of the tenancy which begins on or after the date of the determination.

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.