

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00BY/MNR/2026/0334
Property	38 Rhiwlas Street, Liverpool L8 3UL
Tenant	Nathan Winterbone and Megan Leake
Tenant's Representative	
Landlord	Placefirst
Landlord's Address	Welsh Streets Phase 2, High Park Street, Liverpool L8 3UQ
Landlord's Representative	
Date of Application	04 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 Ms J Chisholm
Date of Decision	11 August 2026
Rent Determined	£1149.00 per calendar month
Date the new rent takes effect	14 June 2026

REASONS FOR THE DECISION

Background

1. On 09 April 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1149.00 per calendar month(pcm) in place of the existing rent of £1095.00 pcm to take effect from 14 June 2026.
2. On 04 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 14 June 2024. 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 terraced house forming part of a modern development, offering the following accommodation:

Kitchen, living room, two bedrooms, and bathroom with full suite including shower.

Outside: Rear yard.

The Property benefits from central heating, double glazing, fridge freezer, hob, oven, flooring throughout and solar PV.

The Property is situated in the Princes Park area of Liverpool within close proximity of amenities. Liverpool City Centre is approximately 2 miles to the north west.

Evidence

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

The Tenant.

11. The Tenant made the following comments:
- a) They believe that a fair rent would be £950.00 pcm.
 - b) The onthemarket.com property portal suggests the average rent for the property type in the area is £658.00 pcm.
12. In terms of rental evidence, the Tenant had provided details from the property portal "Rightmove" which showed similar properties to the Property within a 1 mile radius with rents ranging from £795.00 to £1100.00 pcm.

The Landlord

13. The Landlord provided a table of 22 comparables, all of the same configuration as the Property and within the same development. Of these, nine were new lettings completed since 05 March 2026. The rents achieved ranged from £1149.00 to £1175.00 pcm.

Determination and Valuation

14. The Tribunal considers the comparables provided by the Landlord are relevant to this matter and attributes them significant weight, given that they are new lettings within the same development. The rental submission provided by the Tenant was considered generally to be of use.
15. 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 £1149.00 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.
16. The Tribunal considers that adjustments to this level of rent are not required in this case.

Market rent

£1149.00 pcm

Undue hardship

17. 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.
18. The Tenant has suggested that they will experience hardship but provided no evidence.
19. The Tribunal determines that there is no undue hardship and the date in the Landlord's Notice stands.

Decision

20. Therefore, the Tribunal determines the market rent at £1149.00 per calendar month with effect from 14 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.