

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00BY/MRA/2026/0038
Property	717, 1 Stafford Street, Liverpool, L3 8LZ
Tenant	Emmelia Brash and Benjamin Blundell
Tenant's Representative	N/A
Landlord	Hughes House Liverpool LP
Landlord's Address	c/o Allsop Letting and Management Limited Platform, New Station Street, Leeds, LS1 4JB
Landlord's Representative	
Date of Application	30 June 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr S Wanderer MRICS – Chair Ms J Chisholm
Date of Decision	25 August 2026
Rent Determined	£1,180.00 per calendar month
Date the new rent takes effect	4 September 2026

REASONS FOR THE DECISION

Background

1. On 1 May 2026, the Landlord served a notice under Section 13(2) (as amended) of the Housing Act 1988 which proposed a new rent of £1,270.00 per calendar month(pcm) in place of the existing rent of £1,150.00 pcm to take effect from 4 July 2026.
2. On 30 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 4 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. The Tenant does not pay any service charges. The Property is let furnished.

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. N/A.

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 seventh-floor flat forming part of a large modern development known as Milliners Yard comprising approximately 250 flats, described in the submissions as offering the following accommodation:

Open plan kitchen/lounge, bedroom, bathroom.

External/Common Facilities: reception and concierge, gym, residents' lounge, communal roof terrace, parcel lockers. The development has a residents' car park providing the option for parking spaces at additional cost.

The Property benefits from heating by electric radiators and double glazing.

The Property is situated in central Liverpool, close to Lime Street Station.

Evidence

10. Although both parties were provided with the opportunity to make submissions, submissions were received only from the Tenant.

The Tenant

11. The Tenant noted a number of repair and maintenance issues, some of which were historic. Still unresolved is damage to vinyl flooring.
12. The Tenant provided the following comparables, submitting that the market rent for the property should be £1,180:
- a. The Copper House £1,250 pcm
 - b. Milliners Yard £1,200-1,400 pcm
 - c. Mann Island £950 pcm

Determination and Valuation

13. The Tribunal considered the Tenant's comparables and considered that the comparables within Milliners Yard were most relevant. The rents at and around £1,400 pcm were two bed flats, with one bed flats showing rents of £1,200-£1,240 pcm.
14. Relying on its own expert, general knowledge of rental values in the area and the comparables provided by the parties, the Tribunal considers that the market rental of the subject Property in good order would be in the order of £1,200.00 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 comparable properties.
15. From this level of rent, the Tribunal has made adjustments in relation to the following:

- a) Damage to flooring.

The full valuation is shown below:

Starting Rent	
	<u>£1,200.00</u> pcm
<u>Less</u>	
a) Items given under a) above	£20.00

Market rent

£1,180.00 pcm

Decision

16. The Tribunal determines the new rent amount at £1,180.00 per calendar month with effect from 4 September 2026 as this is lower than the proposed rent of £1,270.00 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 (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.