

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00BW/MNR/2026/0325
Property	273 Leigh Road, Wigan WN2 4XW
Tenant	Nga Yan Miyaki Law
Tenant's Representative	Chun Kit Lau
Landlord	Chartwell Property Ltd
Landlord's Address	201 Haverstock Hill, London NW3 4QG
Landlord's Representative	Cherish Property
Date of Application	13 July 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Tribunal Judge Angela Davies Tribunal Member Huw Thomas FRICS
Date of Decision	7 September 2026
Rent Determined	£950 per calendar month
Date the new rent takes effect	6 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 £1100 per calendar month (pcm) in place of the existing rent of £925 pcm to take effect from 6 June 2026.
2. On 2 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 6 May 2022 for a term of 6 months. The rental period is a calendar month.

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, curtains and white goods specified below) and the costs relating to the same.

5. None

Liability for Council Tax

6. The Tenants 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

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 Tribunal was not asked to inspect the property and did not consider it necessary to do so in order to determine the market rent.
10. The Property is a three bedroomed mid-terrace property with offroad parking. There is gas central heating and double glazing, a gas fire and an over-bath shower.
11. Externally, there is a garden to the rear. There is no garage.
12. Undated photographs supplied by the Tenant show damp staining on the ceiling and walls of the ground floor toilet and staircase, and water damage to the wall, ceiling and flooring in the bathroom. The Tribunal has also seen images of a rusty radiator, broken/uneven flooring strips and poorly laid carpet.

Evidence

13. The Landlord did not return the Tribunal's Reply forms.

The Tenant.

14. The Tenant made the following comments: £975 would be in line with comparable rents within about 1 mile of the Property.

Comparable rents are

Atherton Road, Hindley 3 bed terraced with rear yard but no parking – asking rent £925pcm

Abbey Lane, Leigh 3 bed semi with garage and garden – asking rent £1100pcm

Edna Road, Leigh 3 bed semi with off-road parking and garden – asking rent £900pcm

Douglas Road, Leigh, 3 bed semi with garden and parking – asking rent £995pcm.

Swan Lane, Hindley Green 3 bed mid-terrace with parking and garden – rent agreed at £950pcm

The Landlord

15. The Landlord did not respond to the application and has not provided evidence.

Determination and Valuation

16. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Tenant, the Tribunal considers that the market rental of the subject Property modernised and in tenantable repair would be not more than £975 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.

17. From this level of rent, the Tribunal has made adjustments for disrepair, lack of modernisation and Tenant's improvements as follows:

Market rent	£975 pcm
--------------------	-----------------

<i>Less allowance for</i> Disrepair	
---	--

	£25
--	-----

Rent payable	£950 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.
18. The Tenant has not asked the Tribunal to fix a later starting date.

Decision

19. Therefore, the Tribunal determines the market rent at £950.00 per calendar month with effect from 6 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.