



**FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference	MAN/00BN/MRA/2026/0043
Property	Flat 64, The Foundry, 2A Lower Chatham Street, Manchester M1 5TF
Tenant	Ana Nau
Tenant's Representative	N/A
Landlord	Qi Cao
Landlord's Representative	N/A
Type of Application	Determination of Rent sections 13 & 14 of the Housing Act 1988 (as amended)
Tribunal Members	Judge Watkin Valuer Member – Nigel Foster FRICS
Date of Decision	17 September 2026
Rent Determined	£1450 per calendar month
Date the new rent takes effect	18 September 2026

REASONS FOR THE DECISION

Background

1. The Property is a sixth-floor two-bedroom flat at Flat 64, The Foundry, 2A Lower Chatham Street, Manchester M1 5TF. It comprises two double bedrooms, an open-plan living room and kitchen, two bathrooms including an en-suite, and a balcony. The Property is furnished.
2. The tenancy commenced on 18 August 2025 at a rent of £1,650 per calendar month.
3. By a notice dated 17 June 2026, the Landlord proposed an increase in rent from £1,650 per calendar month to £1,700 per calendar month with effect from 18 August 2026.
4. The Tenant challenged the proposed increase and applied for a determination of the market rent.

Allocation of Repairs between Landlord and Tenant.

5. 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.

6. No service charges were identified as part of or separately from the rent. The Property is furnished.

Liability for Council Tax

7. 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.

8. No other tenancy terms were taken into consideration.

Inspection/Hearing

9. The Tenant agreed that the Application could be determined without an inspection and without an oral hearing. Whilst the Landlord requested an oral hearing and an inspection, this was considered by a Legal Officer on 14 August 2026. The Legal Officer concluded that it would be disproportionate for an inspection to be carried out.

The Property

10. The Tribunal finds that the Property is a city-centre two-bedroom apartment in a desirable and well-connected Manchester location.

Tenant's Position

11. The Tenant contends that the Property's market rent is approximately £1,400 per calendar month. She states that the existing rent is £1,650 which she signed up for because she was desperate for housing at the time when she took on the tenancy in August 2025.
12. The Tenant submits that the Property contains basic and dated furnishings and relies upon comparable properties within the same building and nearby developments which are advertised at rents in the region of £1,400 to £1,500 per calendar month.
13. The Tenant also states that certain maintenance issues arose during the tenancy, including concerns regarding the dishwasher, an extractor fan and a temporary mouse issue.
14. The Tenant further states that the proposed rent would create financial difficulty and asks either that the increase be rejected or postponed. No documentary evidence of income, expenditure, savings or other financial circumstances was provided in support of the hardship claim.

Respondent's Position

15. The Landlord contends that the proposed rent of £1,700 per calendar month reflects the open market value of the Property. He states that the Property is the largest in the building and on the top floor of the development, benefiting from natural light and views and that it was furnished and equipped with all essentials

16. The Landlord relies upon comparable properties within central Manchester and submits that the Property is well located and adequately furnished.
17. The Landlord also relies on the contents of the tenancy and the furniture and equipment provided within the Property.

Determination and Valuation

18. The Tribunal is required by section 14 of the Housing Act 1988 to determine the rent at which the dwelling-house might reasonably be expected to be let in the open market by a willing landlord under an assured tenancy.
19. In reaching its determination the Tribunal considered:
 - a. the size and accommodation provided by the Property;
 - b. the location of the Property;
 - c. the condition observed on any photographs provided;
 - d. any evidence regarding repairs or maintenance;
 - e. any comparable rental evidence placed before the Tribunal; and
 - f. the Tribunal's own knowledge and experience of the local rental market.
20. The accommodation is attractive and benefits from two bathrooms, an open-plan reception area and a balcony. It appears to be of high specification, and, from the photographs, the furniture looks to be fairly basic but in good condition. The Tenant has not referred to any ongoing maintenance issues.
21. The Tribunal first assessed the market rent of the Property in good tenantable condition and then considered what adjustments, if any, were required to reflect condition and other relevant factors.
22. The Tribunal has considered the comparable evidence provided by both parties. The Tribunal accepts the Tenant's submission that the most useful comparables are those situated within the same building or in immediately neighbouring developments of similar age, character and specification.
23. The Tribunal notes the evidence of properties within the Foundry and nearby developments being advertised in the range of approximately £1,400 to £1,500 per calendar month.
24. The Tribunal has considered the property details provided and considers that the apartment marketed for £1400 pcm (page 46) does appear to look smaller than the Property as depicted by the photographs (pages 42 to 45). It is also not clear how many bathrooms the comparable apartment has. In relation to the

comparable for £1500 (page 47) which is on the same street, it is not clear whether it is in the same building.

25. On considering all of the Tribunal determines the open market rent pursuant to section 14(1) to be **£1,450 per calendar month**.

Date of New Rent

26. Pursuant to section 14ZB, the rent payable following the determination by the Tribunal takes effect from the beginning of the first new period of the tenancy. Therefore, the rent of £1,450 is payable from 18 September 2026.
27. As the rent has been determined as lower than the rent previously payable, the Tribunal is not required to consider whether the Tenant would suffer undue hardship.

Decision

28. Therefore, the Tribunal determines the market rent at £1450 per calendar month with effect from 18 September 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.

Judge R Watkin