



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

Case Reference	MAN/00BR/MRA/2026/0064
Property	22 Birdie Lane, Little Hulton, Greater Manchester M38 9BT
Tenant	Olugbenga Adesola-bammeke
Tenant's Representative	N/A
Landlord	Sigma PRS Investments (Brackley) Limited
Landlord's Representative	N/A
Type of Application	Determination of rent. Sections 13 and 14 Housing Act 1988 (as amended)
Tribunal Members	Judge Watkin Valuer Member – Nigel Foster FRICS
Date of Decision	17 September 2026
Rent Determined	£1,050 per calendar month
Date the new rent takes effect	25 September 2026

REASONS FOR THE DECISION

Background

1. The Property is a modern semi-detached house situated at 22 Birdie Lane, Little Hulton, Greater Manchester M38 9BT. The Property includes a rear garden, double glazing, gas central heating, a downstairs WC and a first-floor bathroom. The number of bedrooms is not stated.
2. The tenancy commenced on 25 July 2025 at a rent of £1,050 per calendar month.
3. By a Landlord's notice proposing a new rent (Form 4A) notice dated 20 May 2026, the Landlord proposed an increase in rent from £1,050 to £1,100 per calendar month with effect from 25 July 2026.
4. The Tenants challenged the proposed increase and applied to the Tribunal 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. No furniture was provided by the Landlord.

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. Both parties agreed that the Application could be determined without an inspection and without an oral hearing.

The Property

10. The Property is a semi-detached house located on a relatively recent residential development.
11. The Property appears well specified and includes features generally expected of comparable modern family accommodation, including gas central heating, double glazing, downstairs WC, family bathroom and garden.
12. No allegation of disrepair or defect affecting the condition of the Property itself has been advanced.

Applicant's Position

13. The Tenants submit that the market rent lies between £900 and £1,000 per calendar month.
14. The Tenants contend that properties elsewhere in Little Hulton and adjacent districts are available at lower rents and rely upon a number of online listings.
15. The Tenants also rely upon evidence of security concerns within the development and refer to a communication issued by the Landlord reminding residents to remain vigilant following reports of criminal activity in the area.
16. The Tenants further state that a rent increase would create financial hardship given the recent birth of a child, which means that only one of the tenants was, on the date of the application, only receiving maternity pay and the other tenant is working 36 hours a week at £13.45 per hour (£484.45) and a reduction in business income.

Respondent's Position

17. The Landlord contends that the proposed rent of £1,100 per calendar month remains below the prevailing market rent for comparable properties.
18. The Landlord relies upon evidence of comparable properties within the same development and immediate locality. However, the evidence is of properties that are on the market and is not evidence of the rent at which the properties were eventually let. The evidence includes asking rents for 3 bedroom properties at rents of £1,125 and £1,150 per calendar month, and current marketing at rents ranging from £1,175 to £1,200 per calendar month.

19. The Landlord submits that the proposed rent of £1,100 per calendar month is below the average achieved rent for comparable units and therefore represents a reasonable market figure.

Determination and Valuation

20. 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.
21. In reaching its determination the Tribunal considered:
 - a) the size and accommodation provided by the Property;
 - b) the location of the Property;
 - c) the parties' written representations;
 - d) any comparable rental evidence placed before the Tribunal; and
 - e) the Tribunal's own knowledge and experience of the local rental market.
22. The Tribunal has considered all of the documentary evidence provided. However, neither party has provided photographs of the Property and neither party has clearly identified the accommodation comprising the Property, including the number of bedrooms.
23. Within the Landlord's Form MR2, the Landlord initially refers to a rent range of £1,050 to £1,100 per calendar month and relies upon comparable properties in support of a proposed rent of £1,100 per calendar month.
24. The Tribunal has found it difficult to assess the comparable evidence provided. There is limited information regarding the Property itself and only limited detail concerning the comparables relied upon by the Landlord. The Tribunal notes, however, that the Property was let to the Tenants at a rent of £1,050 per calendar month in July 2025. There is no evidence before the Tribunal that this was anything other than an open market letting and no evidence demonstrating any significant movement in local market rents since that date.
25. In the absence of persuasive evidence establishing that the market rental value of the Property has increased since July 2025, the Tribunal is not satisfied that a rent above £1,050 per calendar month has been justified. Equally, there is insufficient evidence to support a conclusion that the open market rent is below that figure.
26. Having considered the evidence provided, the Tribunal determines that the open market rent for the Property is £1,050 per calendar month.

Date of New Rent

27. 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 £1,050 is payable from 25 September 2026.
28. 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

Therefore, the Tribunal determines the market rent at £1050 per calendar month with effect from 25 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