

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00BR/MRA/2026/0027
Property	Block 3, Apartment 23, 5 Clarence Street, Salford M7 1BR
Tenant	Lois Kelly
Tenant's Representative	
Landlord	The PRS REIT (LGIM) Investments LLP
Landlord's Address	c/o Stafford Court, 145 Washway, Road, Sale M33 7PE
Landlord's Representative	Ascent Properties
Date of Application	22 June 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Tribunal Judge A Davies Tribunal Member A Hossain MRICS
Date of Decision	22 September 2026
Rent Determined	£1100 per calendar month
Date the new rent takes effect	6 August 2026

REASONS FOR THE DECISION

Background

1. On 26 May 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 £885 pcm to take effect from 6 August 2026.
2. On 22 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 August 2025 for an initial term of 12 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. The tenant requested an inspection but the Tribunal did not consider it necessary in order to reach a determination. The Tenant requested a hearing, which was agreed by the Tribunal.

The Property

9. The Property is a modern furnished one bedroomed flat on the second floor in a building which is part of the Landlord's residential estate. There is no lift.
10. Externally, there is access to a communal garden. On-site parking is available only if separately leased. The rent includes maintenance of the estate.

Evidence

11. The Landlord and Tenant returned the Tribunal's Reply forms. At the hearing the Applicant represented herself and the Respondent was represented by Mr Saxton (as to the rent) and Mr Jones (as to the condition of the property).

The Tenant.

12. The Tenant made the following comments:

Basic flooring in kitchen and bathroom. Only heating is small basic electric wall panel heaters. The bedroom window is jammed and unusable as it will not open more than a fraction. The balcony is unusable due to moss and an insect infestation present at the outset of the tenancy, which the Landlord has failed to address.

The Landlord failed to send an electrician after the electricity tripped – I called an electrician in myself. Failed to provide a clean flat at the outset of the tenancy and does not take care of the communal bin and parcel areas, which are dirty and littered.

I have reported all these issues from the start of the tenancy but they have not been dealt with. I work from home but have never seen anyone cleaning the windows or balconies.

There are security failures in the building with many parcel and bike thefts. There was a fire in the carpark. The property is in an area where there is anti-social behaviour and local properties are priced lower as a result. The rent requested by the Landlord is appropriate for a 2 bedroomed property, not a one bedroomed flat.

There is a discrepancy between the market rents I have found and those stated by the Landlord. There are a number of empty flats on the estate which indicates that the rents being asked are too high.

There is also a discrepancy between the reports I have made and the Landlord's record of tickets reporting issues at the property.

I consider the correct market value is £885. Comparable asking rents are:

Tilehurst Court, M7, 2 bed flat with parking for 2 cars £750

Griffin Street, M7, 2 bed flat £675

Hilton Street north, 1 bed (£771) is a flat for people aged 55 and over

There is a 2 bedroomed flat available at Empyrean, asking price £1245. That building has a lift. Local rents near 5 Clarence Street, are from £ 759 to £814 Dearmans Place, brand new with wifi, gym, resident's lounge etc, asking price £1095.

The Landlord

13. The Landlord says –

We issue reminders to residents about disposal of waste, and periodically remove fly-tipped items.

Minor issues relating to the furniture are not the landlord's responsibility – its condition was recorded in the inventory at the start of the tenancy – photographs provided. The property was seen and accepted by the Tenant.

£1100 is the open market rent for the property. Currently the last 5 one bedroomed flats in blocks on the estate which do not have lifts (such as the subject block) have been let for an average of £1089 pcm. We have about 90% occupancy which is what we would expect at any given time. The estate is the best comparable but a search of 1 bedroomed flats within half a mile gives asking rents of £850 to £1140.

The balcony issues should be dealt with during the quarterly external cleaning programme, which should take place although cars parked in the way and the weather may affect the dates. The electricity tripping resulted in a contractor being sent by the landlord – he found no fault but if the Tenant produces confirmation from her electrician that there was a fault, we will reimburse her.

Rents achieved for identical one bedroomed flats at this estate are
£1120, 13 September and 6 December 2025
£1200, 5 May and 21 May 2026, and
£1185 on 2 April 2026.

Other asking rents for one bedroomed apartments are
Empyrean, M7 £1170
Great Ducie Street £1500
Bankside Boulevard M3 £1425
265 Chapel Street, Salford £1150
Park Street M3 £1400
The Bridge, M3 £1450

The Landlord acknowledges that some of these rents are for flats in luxury blocks with additional amenities, but says that the proposed rent is considerably lower.

Determination and Valuation

The Tribunal considers the rents achieved on the Clarence Street estate to be the best evidence, and also finds that rents have not increased to any appreciable extent since the Landlord's notice was served in May 2026. Relying on its own expert, general knowledge of rental values in the area, the evidence given at the hearing, and the relevant comparables provided by the Tenant and the Landlord, the Tribunal considers that the market rental of the subject Property modernised and in tenantable repair would be in the region of £1100 pcm. Rents vary with demand, and the rent payable by the Tenant to 6 August 2026 is considered low in terms of current rental values.

£1100 is the rent we would expect the property to let for in the open market as it is considered to be in the same general condition as the comparable properties including having white goods, floor coverings and curtains provided by the landlord. Although the Tenant has raised issues regarding the condition of the Property the inventory shows that generally these were known to her at the time she agreed to take the tenancy.

14. From this level of rent, the Tribunal makes no adjustments for disrepair since the issues raised by the Tenant are not considered to be significant in terms of rent.

Market rent	£1100 pcm
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Rent payable	£1100 pcm
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Undue hardship

15. The new rent takes effect from the beginning of the next rent period after the date of the Tribunal's determination, 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 2 months after the Tribunal makes its determination.
16. The Tenant has asked the Tribunal to start the new rent from a later date because of financial hardship. She says that an increase of 15.25% would disrupt her finances, severely impacting her ability to cover basic living costs and given that the rent is already significantly higher than the local market rate.
17. No schedule of income and expenditure was provided. The rent payable to 6 August 2026 is considerably lower than the local market rate. In these circumstances the Tribunal does not make any finding of financial hardship and the revised rent is to start on the date specified in the Landlord's notice.

Decision

Therefore, the Tribunal determines the market rent at £1100 per calendar month with effect from 6 August 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.