

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00BS/MRA/2026/0088
Property	Apartment 2, Churchgate House, 96 Churchgate, Stockport, SK1 1YJ
Tenant	Max Swann and Abigail Barker
Tenant's Representative	N/A
Landlord	Camm Stockport Ltd
Landlord's Address	c/o Thornley Groves Monton, 27 Monton Green, Manchester, M30 9LL.
Landlord's Representative	Thornley Groves Monton
Date of Application	27 July 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Judge L White Tribunal Member J Faulkner FRICS
Date of Decision	29 September 2026
Rent Determined	£1,395.00 per calendar month
Date the new rent takes effect	1 October 2026

REASONS FOR THE DECISION

Background

1. On 21 May 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1,440.00 per calendar month (pcm) in place of the existing rent stated in the notice to be £1,385.00 pcm to take effect from 01 August 2026.
2. On 27 July 2026, under Section 13(4)(a) of the Housing Act 1988, the Tenants referred the Landlord's notice proposing a new rent to the Tribunal for determination of a market rent.
3. The tenancy commenced 01 June 2022. The rental period is monthly with rent falling due on the 1st day of each 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 and curtain and white goods specified below) and the costs relating to the same.

5. No service charges were identified as part of or separately from the rent.
6. The Tenants state in the application form that no furniture was provided by the Landlord but that there were integrated appliances in the kitchen including an induction hob.

Liability for Council Tax

7. 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.

8. None

Hearing

9. 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

10. The Property is first-floor duplex flat/apartment arranged over two levels plus basement storage. The Property is located within a converted Grade II listed building which consists of four individual apartments. The Property comprises:
 - Lower level: hallway with storage cupboard, living room, kitchen/dining room;
 - Upper level: two bedrooms and bathroom;
 - Basement: lock-up storage area for sole use.
11. The Property benefits from gas central heating, single glazed window in the kitchen/dining room and double glazed windows in the remainder of the Property. Parking is also provided for one vehicle.
12. The Property is located close to Stockport's marketplace which offers local neighbourhood amenities and is 15-minute walk from Stockport Railway station.

Evidence

13. The parties completed the relevant MR1 (tenant) and MR2 (landlord). The Tenants did not complete the MR3 (tenant's reply).

The Tenants

14. The Tenants contend that the rent proposed in the Landlord's notice, namely £1,440 per calendar month, exceeds the market rent for the Property. They submit that the appropriate open market rent is £1,300 per calendar month. The Tenants describe the Property as a two-bedroom duplex apartment which is let unfurnished and benefits from a parking space, basement storage and a high-quality fitted kitchen and bathroom. However, they point to a number of features which they say limit the rental value, including the absence of outside space, the absence of shared facilities, the existence of only one bathroom, the fact that the tenancy is exclusive of council tax and utilities, and the presence of large single-glazed windows within the kitchen/dining room.
15. In support of their proposed rent, the Tenants rely upon five advertised rental comparables in the Stockport area and contend that a number of those properties provide amenities and facilities not available at the subject Property, including additional bathrooms, outside space, co-working facilities, Wi-Fi and furniture.

They submit that the Landlord's proposed rent of £1,440 per calendar month exceeds the market level for comparable accommodation.

The Landlord

16. The Landlord contends that the proposed rent of £1,440 per calendar month reflects the market rental value of the Property. Through its managing agent, Thornley Groves Monton, the Landlord relies upon a completed MR2 form, photographs of the Property, an EPC and a Rightmove Plus "Best Price Guide" containing details of comparable rental properties within the locality.
17. The Landlord's evidence highlights the Property's central Stockport location, its two-bedroom duplex layout, allocated parking, exclusive basement storage, high-specification kitchen and bathroom fittings and favourable energy efficiency rating. The Landlord relies upon 19 comparables of local advertised and recently let properties, 16 of the 19 comparables were let agreed. The rent ranged between £1,100 and £1,395 per calendar month. Included in the 19 comparables is a two-bedroom apartment in Churchgate, Stockport advertised at £1,395 per calendar month, described as benefiting from free parking and a high-specification kitchen. The Landlord submits that the subject Property compares favourably with other modern two-bedroom accommodation within central Stockport and that the rent proposed in the section 13 notice is consistent with prevailing market conditions in the locality.

Determination and Valuation

18. The Tribunal has considered all of the comparable evidence submitted by the parties. The Tribunal places limited weight upon a number of the comparables relied upon by both parties because they are asking rents rather than completed lettings and because insufficient information is available regarding the precise size, condition, layout and specification of those properties. The Tribunal has therefore focused upon those comparables which are most closely comparable to the subject Property in terms of location, accommodation and overall character.
19. The Tribunal finds that the most persuasive comparable is that relied upon by the Landlord, namely the two-bedroom apartment within Churchgate in the same building as the subject Property, which was let agreed following marketing at £1,395 per calendar month. The Tribunal attaches significant weight to this evidence. The comparable is located within the same building, is of a similar type and benefits from the same location and building characteristics as the subject Property. The Tribunal considers that this comparable provides the most reliable indication of what a willing Landlord could reasonably expect to obtain on the open market for similar accommodation in this development.

20. The Tribunal has also considered the Tenants' comparables and accepts that they demonstrate that a number of alternative two-bedroom properties within Stockport are available at rents below the rent proposed by the Landlord. However, many of those properties are situated in different developments and benefit from different features and amenities. Whilst those comparables provide some assistance in establishing the wider market, the Tribunal considers that they are less persuasive than the evidence of a recent letting within the same building. The Tribunal therefore places greater weight upon the Landlord's strongest comparable whilst taking into account the wider market evidence submitted by both parties.
21. In determining the market rent, the Tribunal has had regard to the Property as a whole. The Property is a spacious two-bedroom duplex apartment in a desirable central Stockport location and benefits from allocated parking, exclusive basement storage and a high-quality specification. The Tribunal has also taken into account that the Property is let unfurnished, has no outside space and has only one bathroom. Considering all of the evidence before it, relying on its own expert general knowledge of rental values in the area and giving particular weight to the evidence of the comparable property within the same building which was marketed at £1,395 per calendar month and subsequently let agreed, the Tribunal is satisfied that the market rent of the Property, assuming it to be in good repair and decorative condition and let on the same tenancy terms, is £1,395 per calendar month.

Open-Market Rent

£1,395.00 pcm

Decision

22. Pursuant to section 14 of the Housing Act 1988, the Tribunal determines the market rent for the Property to be £1,395.00 per calendar month with effect from 01 October 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 (rule 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.

