	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**MAN/00BS/MNR/2026/0130**
Property	**11 Tudor Close, Reddish SK5 7AJ**
Tenant	**Taryn Entwistle**
Tenant's Representative	
Landlord	**James McCartan**
Landlord's Address	**835 Stockport Road, Manchester**
Landlord's Representative	**Peter Antony Estates Ltd**
Date of Application	**3 March 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	**13 October 2026**
Rent Determined	**£1080 per calendar month**
Date the new rent takes effect	**13 October 2026**

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REASONS FOR THE DECISION

Background

1. On 25 February 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1200 per calendar month (pcm) in place of the existing rent of £725 pcm to take effect from 1 April 2026.

2. On 3 March 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 5 February 2014. 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. There were no terms relevant to the level of rent.

Inspection and hearing

8. Neither party requested a hearing. The Landlord requested an inspection but the Tribunal did not consider it necessary in view of the photographs supplied. The rent was determined on the basis of the papers.

The Property

9. The Property is an unfurnished three bedroomed semi-detached house with central heating and double glazing.

10. Externally, there is a garden to the rear and a bin yard. Use of the garden was restricted by the poor condition of the large decking area at the time of the application.

Evidence

11. Both the Tenant and the Landlord returned the Tribunal's Reply forms.

The Tenant.

12. The Tenant made the following comments:
The third bedroom is small. Some of the Landlord's comparables are for significantly larger properties. The Tudor Close comparable is 25 – 30% larger.

The Tenant laid the laminate flooring in the living room. The Landlord did not repair this when it was damaged due to water leaking due to an error by the Landlord's plumber. Flooring in the hall was also affected and has been deteriorating.

The correct market rent for the property is £950. The rent has not been increased since the start of the tenancy and the c 65% increase is too great.

Current asking rents in the SK5 postcode are £1050 to £1150. These are in tenantable condition:
Tennyson Road, two bedrooms, £1050
Broadstone Road South, two bedrooms, £1150
Harrogate Road, 3 bedrooms £950
Bradfield Close, 3 bedroomed terraced £1100

The Property is materially inferior to these comparables. The carpets are about 12 years old. There are stains from previous water leaks. The external decking is damaged, needs repair and meanwhile may not be safe. The Property would require remedial work and redecoration before achieving a full market rent.

The Landlord has since removed the decking and garden shed. The shed removal represents a loss of storage facility. The Landlord has laid a large area of turf without the Tenant's previous consent, and has left her to water it in.

The Landlord

13. The Landlord says –
The Property was inspected in March 2026 and maintenance issues are being addressed. Some of these had not previously been reported. The inspection report notes that kitchen units show evidence of wear and need attention. The decking is confirmed as being unsafe.

The Tenant has had the benefit of paying the original rent for 12 years. The Landlord faces rising costs and requires a market rent to ensure the Property "remains financially viable and properly maintained".

Comparable asking rents for three bedroomed houses nearest to the Property are
Higginson Road, SK5 £1375
Tudor Close, SK5 £1300
Grasmere Avenue, £1300
Broadstone Road, (terraced, three double bedrooms, conservatory) £1100
Keswick Road SK4 3 bedroomed, two reception rooms, bi-fold doors to garden, modern fitted kitchen £1650 pcm

The Tribunal notes that a number of further comparables were provided. These were a little further away from the Property but all comparables have been given appropriate consideration by the Tribunal.

Determination and Valuation

14. The Tribunal finds that given the size of the third bedroom at the Property the Landlord's comparable rents are generally for larger properties. The Tribunal also notes that the Landlord's obligation to maintain the Property in a tenantable condition is not dependent on the amount of rent he receives.

15. Relying on the information provided by the parties and its own expert, general knowledge of rental values in the area, the Tribunal considers that the market rental of the subject Property modernised and in tenantable repair would be in the region of £1200 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, floor coverings and curtains provided by the landlord.

16. From this level of rent, the Tribunal makes adjustments for

(a) redecoration to be undertaken prior to re-letting, both generally and to deal with the stained ceilings
(b) modernisation required in the kitchen, according to the Landlord's notes on inspection in March 2026
(c) replacement of 12 year old worn and frayed floor coverings as noted in the Tenant's photographs

(d) the dangerous condition of the decking at the time of the Tenant's application, and consequent requirement for rectification or removal.

For each of these matters, the Tribunal reduces the open market rent by £30.

Market rent	**£1200 pcm**
Less : £30 x 4 as at 16 (a) to (d) above	£120 pcm
Rent payable	**£1080 pcm**

Undue hardship

12. The new rent takes effect from the date specified by the Landlord 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 on which the Tribunal makes its determination.

17. The Tenant has asked the Tribunal to set a later start date because she receives Universal Credit. Her budget allows for essential living costs only. She also has a structured financial commitment to repay a loan, which limits her disposable income. If a higher rent (even if less than that proposed by the landlord) is imposed and applied retrospectively, this would create a liability which she would not be able to absorb without hardship.

18. The Tribunal has no schedule of income and outgoings from the Tenant and the Landlord has requested documentary evidence of income, which has not been provided. Nevertheless the Tribunal finds that to apply the rent increase from 1 April 2026 would represent hardship to the Tenant, who is unlikely to be able to recover arrears from the benefits office. The revised rent is therefore to be paid from the date of this determination.

Decision

Therefore, the Tribunal determines the market rent at £1080 per calendar month with effect from 13 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 (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.