	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**MAN/00CA/MRA/2026/0146**
Property	**18A Myers Road West, Crosby, Liverpool L23 0RU**
Tenant	**Joanne Veevers**
Tenant's Representative	
Landlord	**Apol 2 Ltd**
Landlord's Address	**8 Rodborough Road, London NW11 8RY**
Landlord's Representative	**Twinpeak Property Management Ltd**
Date of Application	**18 August 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	**£700 per calendar month**
Date the new rent takes effect	**1 November 2026**

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REASONS FOR THE DECISION

Background

1. On 13 August 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £950 per calendar month (pcm) in place of the existing rent of £606 pcm to take effect from 1 November 2026.

2. On 18 August 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 in June 1996. 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 an inspection or hearing and the rent was determined on the basis of the papers.

The Property

9. The Property is a ground floor flat with central heating and single glazed sash windows.

10. The property was let without floor coverings.

11. Externally, there is a garden to the rear.

Evidence

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

The Tenant.

13. The Tenant made the following comments:

The Tenant provided flooring throughout, tiling in the kitchen, new kitchen cupboard doors and worktop plus a new matching wall unit, and a new period fireplace in the living room. Photographs of the property prior to and after these works were provided.

The market rent should be £700 pcm. A 50% increase is too high. Other 2 bedroomed dwellings locally are on the market for £850 - £950, and are newly refurbished with larger kitchens or kitchen areas.

The Tenant's comparables were too small for the Tribunal to read easily, but showed two bedroomed apartments in the Crosby area for which asking rents were £850 to £975 pcm.

The Tenant says that the Landlord's comparables are for renovated properties in tenantable condition. Some have off-road parking. Some of them have been on the market to let for some time. The Landlord is asking for a premium rent when no improvements are being offered or requested.

The Landlord

14. The Landlord says –

The Property is spacious – about 86.21 m^2. The windows are operational so far as the Landlord is aware and 2 new extractor fans have been installed.
The Tenant's alleged improvements were not agreed by the Landlord and have not been proved.

The cheapest comparable within 0.5 mile is Norma Road, 2 bedrooms, asking rent £975 pcm, despite being a loft flat with no private garden. Other asking rents are
Crosby Road North, £1045
Hicks Road, Waterloo £1100
Abbotsford Road, Crosby, £1200
Victoria Road, Crosby, £1200
College Road, £1100
Myers Road West £1050
Warwick Avenue £1000
Liverpool Road, Crosby £850

Determination and Valuation

15. The Tribunal accepts the Tenant's evidence of her improvements to the Property, based on the photographs she has supplied. The Tribunal notes that the Property does not have off-road parking, and also notes that the Landlord was either unable or unwilling to provide evidence of the rents paid by the upper two flats in the building.

16. After careful consideration of 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 £850 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.

17. From this level of rent, the Tribunal makes adjustments for the following:

(a) single-glazing to the large timber framed sash windows which will add to the Tenant's heating costs
(b) the improvements carried out by the Tenant including the kitchen, flooring and living room fireplace, as shown in her photographs.

Market rent		**£850 pcm**
Less		
(a)	£50 pcm	
(b)	£100 pcm	£150 pcm
Rent payable		**£700 pcm**

Undue hardship

12. The new rent takes effect from the start of the next rental period following 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 two months after the date on which the Tribunal makes its determination.

18. The Tenant has asked the Tribunal to set a later start date because she lives alone and has to pay 75% council tax. She earns £1700 per month and the proposed rent would represent more than half her take home pay.

19. The Landlord seeks a starting date of 1 November 2026 for the new rent and this is agreed by the Tribunal. There is no retrospective application of the rent increase, and the increase is to the level of rent proposed by the Tenant.

Decision

Therefore, the Tribunal determines the market rent at £700 per calendar month with effect from 1 November 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.