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|  | **FIRST - TIER TRIBUNAL**<br>**PROPERTY CHAMBER**<br>**(RESIDENTIAL PROPERTY)** |
| **Case Reference** | **MAN/00BW/MNR/2026/0288** |
| **Property** | **17 Garvin Jones Grove, Hindley Green, Wigan, WN2 4UL** |
| **Tenant** | **Tori-Ann Francis & Wete Futila** |
| **Tenant's Representative** | |
| **Landlord** | **Sigma PRS Investments (Owens Farm) Limited** |
| **Landlord's Address** | **Stafford Court, 145 Washway Road, Manchester M33 7PE** |
| **Landlord's Representative** | **Ascend Properties Ltd** |
| **Date of Application** | **14 May 2026** |
| **Type of Application** | **Determination of a Market Rent sections 13 & 14 of the Housing Act 1988** |
| **Tribunal Members** | **Mr N Swain MRICS – Chair**<br>**Ms J Chisholm** |
| **Date of Decision** | **18 August 2026** |
| **Rent Determined** | **£1200.00 per calendar month** |
| **Date the new rent takes effect** | **19 May 2026** |

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## REASONS FOR THE DECISION

### Background

1. On 12 March 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1250.00 per calendar month(pcm) in place of the existing rent of £1150.00 pcm to take effect from 19 May 2026.

2. On 14 May 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 19 May 2023 for a term of 12 months. The rental period is monthly.

### 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. None

### Liability for Council Tax

6. 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.

7. None

### Inspection/Hearing

8. 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

9. The Property is a semi-detached house forming part of a modern development, offering the following accommodation:

   Hall, open plan kitchen/dining room, living room, downstairs WC, three bedrooms, and bathroom with full suite including shower.

   Outside: Garden, off street parking.

   The Property benefits from wet central heating, double glazing, a full range of kitchen white goods and flooring throughout.

   The Property is situated in Hindley Green within close proximity of amenities. Wigan Town Centre is approximately 5 miles to the north west.

**Evidence**

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

*The Tenant*.

11. The Tenant made the following comments:

    a) They consider the size of bedroom three to be too small for us as a bedroom. They use it as a home office instead.

    b) They consider the rent should be £1050 pcm.

    c) They are concerned that the carpet maintenance issue was consider minor by the Landlord, when it affected the opening of a door and could be a significant issue in an emergency.

12. In terms of rental evidence, the Tenant had provided extracts from various property portals which showed similar properties to the Property with rents ranging from £895.00 to £1175.00 pcm.

*The Landlord*

13. In terms of rental evidence, the Landlord provided very basic details of three identical properties and one end terrace property it has let on the same estate. It was not clear what the basis of those rents were, new lettings or rents reviewed subject to tenancy. The rents range from £1225.00 to £1290.00 pcm.

14. The Landlord provided similar basic details for two similar properties currently being advertised for rent on the estate. The advertised rents range from £1260.00 to £1300 pcm.

**Determination and Valuation**

15. The Tribunal considers the rental evidence provided by both the Landlord and Tenant are relevant to this matter. However, the lack of detail in relation to the current passing rents leads the Tribunal to give little weight to that evidence. Similarly, the advertised rents are not agreed rents and therefore, are given little weight.

16. Relying on its own expert, general knowledge of rental values in the area, and the rental evidence provided by both parties, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £1200.00 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 and curtains provided by the landlord.

17. There is no evidence to suggest that any reductions to the market rent are necessary. Therefore, no deductions are made.

**Market rent**

**£1200.00 pcm**

**Undue hardship**

18. The new rent takes effect from the date specified in the Landlord's Notice of Increase 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 a Tribunal makes its determination.

19. The Tenant has asked the Tribunal to fix a later starting date in this case. They indicate that they are about to go on maternity leave with a reduce income over that period. However, they provide no evidence to support this claim.

20. Given the lack of evidence, the Tribunal finds that there is no undue hardship and the date on the Landlord's notice stands.

**Decision**

21. Therefore, the Tribunal determines the market rent at £1200.00 per calendar month with effect from 19 May 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.