| | |
|---|---|
|  | **FIRST - TIER TRIBUNAL**<br>**PROPERTY CHAMBER**<br>**(RESIDENTIAL PROPERTY)** |
| **Case Reference** | **MAN/00BR/MNR/2026/0330** |
| **Property** | **19 Hilton Crescent, Manchester, M28 1FY** |
| **Tenant** | **Jacqueline Amileigh** |
| **Tenant's Representative** | **None** |
| **Landlord** | **Gee Estates Limited** |
| **Landlord's Address** | **158 Cromwell Road, Salford, M6 6DE** |
| **Landlord's Representative** | **Hardings Solicitors** |
| **Date of Application** | **3 June 2026** |
| **Type of Application** | **Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988** |
| **Tribunal Members** | **Joe Fraser FRICS**<br>**Ransford Stewart MBE** |
| **Date of Decision** | **29th October 2026** |
| **Rent Determined** | **£1,100 per calendar month** |
| **Date of Valuation** | **5 June 2026** |
| **Date the new rent takes effect** | **5 June 2026** |

© CROWN COPYRIGHT

## REASONS FOR THE DECISION

### Background

1. On 24 April 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1,270.00 per calendar month (pcm) in place of the existing rent of £560.00 pcm to take effect from 5 June 2026.

2. On 3 June 2026, under Section 14 (A3) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of an open-market rent.

3. The tenancy commenced on 5 April 2017. 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 Charge or furniture provided by Landlord (other than carpets and curtains 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.

### 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 understood to comprise a semi-detached, two storey house, offering the following accommodation:

   Property: three bedrooms, two reception rooms, bathroom/wc, kitchen

   Outside: gardens and driveway

   The Property benefits from gas fired central heating and double glazing.

## Evidence

10. The parties completed the relevant MR1 (tenant), MR2 (landlord) and MR3 (tenant's reply) forms.

*The Tenant*

11. The Tenant made the following comments:

    a) The Tenant submits that the proposed rent of £1,270 is vastly overstated and that the property is in need of modernisation. They say that they have self-funded improvements and that they historically owned the property.

    The Tenant did not provide comparable rental evidence.

*The Landlord*

12. The Landlord made the following comments:

    a) The Landlord submits that the open Market Rent for this type of property in the locality is £1,200 - £1,330pcm and that £1,270pcm sits near the middle of that range.

13. In support of their opinion of Market Rent, the Landlord provided a "Realtime Valuation" print out, showing a rental valuation of £1,270pcm. They further provided a best price guide which listed 10 comparable properties. The asking prices are shown, the agreed rent is not listed. The comparables show a range of £1,200 - £2,200pcm, span a date range of January 2025 – April 2026 and are all within the locality of the Property.

## Determination and Valuation

14. Under section 14(1) of the Housing Act 1988 (as amended), the Tribunal is required to determine the rent at which the Property might reasonably be expected to let in the open market by a willing Landlord at the beginning of the new period specified in the Landlord's notice. Relevant Tenant improvements or failure of the Tenant to comply with the terms of the tenancy are to be disregarded. Historic issues relating to the tenancy or the personal circumstances of the Landlord are not taken into account. The personal circumstances of the Tenant are only considered if an application for hardship has been made.

15. Relying on its own expertise and general knowledge of rental values in the area, and the comparables provided by the Landlord, the Tribunal considers that the market rent of the subject Property modernised and in good order would be in the order of £1,300.00 pcm. This is the rent we would expect the property to let for in the open market at the valuation date and if it was in the same general condition as the comparable properties. Limited evidence has been provided to support the tenant's submissions on condition; however, the Tribunal notes the photographs provided by the Tenant. No evidence is provided in support of the Tenant's improvements said to be have been carried out and the Tribunal have made no adjustments for this heading.

16. From this level of rent, the Tribunal has made adjustments in relation to the following:

    a) Dated kitchen
    b) Dated bathroom

    The full valuation is shown below:

| | | | |
|---|---|---|---|
| Starting Rent | | | £1,300.00pcm |
| *Less* | | | |
| a) | Items given under a) above | £100.00 | |
| b) | Items given under b) above | £100.00 | |
| | | | £200.00 |
| **Open-Market Rent** | | | **£1,100.00 pcm** |

## Decision

17. The Tribunal determines the new rent amount at £1,100.00 per calendar month with effect from 5 June 2026 being the date specified in the section 13 notice.

## 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 after 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.