	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00BR/MRA/2026/0081
Property	303 Anvil, 3 Lockside Lane, Salford, Greater Manchester, M5 4SJ
Tenant	Natalia Sylwia Rog
Tenant's Representative	
Landlord	Get Living Group (Middlewood Locks) 175 Co. Limited
Landlord's Address	Craigmuir Chambers, P.O.Box 71, British Virgin Islands, Tortola, British Virgin Islands
Landlord's Representative	
Date of Application	26 July 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Judge John Murray LLb Mr. Amin Hossain MRICS
Date of Decision	23 October 2026
Rent Determined	£1250 per calendar month
Date of Valuation	1 August 2026

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Date the new rent takes effect	1 November 2026

REASONS FOR THE DECISION

Background

1. On 30 May 2026, the Landlord served a notice under Section 13(2) (as amended) of the Housing Act 1988 which proposed a new rent of £1268 per calendar month (pcm) in place of the existing rent of £1229.73 pcm to take effect from 1 August 2026.

2. On 26 July 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 25 July 2022. 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. Furniture: Bed frame and mattress; 2 bedside tables; Couch; Arm chair; Coffee Table; Dining table with 2 chairs; TV stand; White goods; fridge freezer; dishwasher and washing machine.

6. Services: Gardening and security for the development.

Liability for Council Tax

7. 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.

8. none

Determination

9. Neither party requested an oral hearing. The Tribunal considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise.

The Property

10. The Tribunal did not inspect the Property. The Tenant described the Property as a third floor flat forming part of a modern development, offering the following accommodation:

    The Property benefits from a balcony, double glazing tiles in bathroom, carpet to bedroom, faux wood floor in lounge/kitchen, communal hot water (local heat network) for heating and hot water. Clubroom and co-working room.

    Outside: Shared entrance courtyard

Evidence

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

The Tenant

12. The Tenant made the following comments:

Lack of Amenities: Surrounding developments charging comparable rents offer high-value facilities like gyms, pools, cinema rooms, parking and 24/7 concierges. Middlewood Locks lacks these amenities.

Standard Features mislabelled as Premium: Features cited by Get Living (co-working space, club room, site security) are baseline standards across almost all Manchester/Salford BTR developments, not unique perks justifying a price increase.

Diminished Estate Facilities: On-site commercial amenities have actually decreased over time, evidenced by the long-standing, unreplaced closure of the onsite pub.

Superior Competitors Priced Lower: Nearby developments like Novella offer full luxury amenities and a closer location to the city centre for £1,150/month.

Local comparable flats: Identical/similar 1-bed flats in the immediate area, including some properties within Middlewood Locks are listed between £1,100 and £1,150/month and have reduced prices following a struggle to let out the properties quickly.

Location Neutrality: Competing local properties share the exact same postcode, infrastructure, and transport perks, meaning location cannot be used as a differentiating price factor. High advertised prices in Middlewood Locks reflect Get Living's internal portfolio pricing strategies due to the monopoly they hold, whereas the open market value should account for the competitive pricing on property developments in the immediate vicinity.

The Tenant stated that they had provided improvements and repair work, and cited additional furniture (bookcases, desk, 2 desk chairs, 2 dining chairs, shoe cupboard, large mirror, rug). The Tribunal determine that this could not constitute either improvement or repair work.

The Tenant said she would suffer financial hardship as when she moved in 3 years ago she agreed to pay £1030PCM and the rent was becoming increasingly unaffordable (an extra £2400 a year). This further increase is a further £456 a year. She provided no supporting evidence.

The Tenant believed the market rent to be £1200 pcm.

13. The Tenant provided the following submissions:

a) (Middlewood locks listing by Reside Manchester) – Viewed 19.05.26 With a larger premium patio balcony, this listing was already let when viewed, but is on the same estate, closer to Manchester. This listing was listed and presumably let for £1100pm

b) (Middlewood locks listing by Jordan Fishwick) – Viewed 15.07.26 Comparable 1 bed property on the same estate (close to identical amenities and flat). Last recorded to be listed at £1150pm having been listed for 39 days with the listing being reduced by £100pm in that time.

c) (Middlewood locks Forge listing by Reside Manchester) – Viewed 15.07.26 Viewed on the day listed for £1100pm, with the property boasting a private patio area rather than a balcony.

d) (Middlewood Plaza listing by The Ettings Club) – Viewed 30/05/26 Listed for £1100pm, Featuring a roof terrace, Concierge, Balcony and Gym. Specifically, the concierge and gym and valuable amenities that are not offered at Middlewood Locks. It is also a fully furnished 1 bed. My existing flat is in located across the road from this building of my current flat, with my current building visible from this property.

e) (Wilburn Basin listing by Philip James Manchester) – Viewed 30/05/26 This is a more expensive property, listed at £1275pm, but is a fully

furnished 2 bed 2 bath flat. It also offers superior amenities such as; gym, concierge, cinema room. This has been included as it's offered at close to the same rent as the proposed increase, but boasts double the bedrooms and bathrooms, with superior amenities. There are also numerous cheaper 1 bed flats in the same building with the improved amenities.

f) (Novella listing by Yours Link) – Viewed 06/06/26 A new development, with this 1 bed listed at £1150pm. The riverside development is located closer to the heart of Manchester and transport links, with superior amenities of; 24h concierge, Gym, Co-working, Roof Garden. There are a number of similar properties listed due to the recent construction of this block, all with the superior amenities and location.

The Landlord

14. The Landlord made the following comments:

a) The Landlord agreed with the tenancy details given by the Tenant.

b) The Landlord did not agree with the comparable evidence provided by the tenant asserting it was not considered directly comparable to the subject property. Several of the comparables relate to private rented accommodation, which would typically command lower rents as they do not benefit from the fully managed service and amenity offering available at New Makers Yard as a build-to-rent development. Furthermore, New Makers Yard provides a higher specification of accommodation than the selected comparables.

15. The following comparables were provided by the Landlord:

a) The Landlord provided evidence (below) of 42 recent lettings within New Makers Yard. They stated that these records represent rents agreed between prospective tenants and the landlord in the open market and provide direct evidence of the rental values.

b) The comparable lettings were agreed between May 2026 and July 2026, immediately preceding the effective date of 01 August 2026. The evidence comprises comparable one-bedroom apartments within the same development and demonstrates agreed rents ranging from £1,250 pcm to £1,410 pcm, with an average agreed rent of £1,310 pcm. The proposed rent of £1,268 pcm is consistent with the evidence, and sits below, the open market rental value.

c) The Landlord described New Makers Yard as a high-quality built-to-rent development, which reached Practical Completion in 2019. The scheme comprises 821 apartments for private rental across 6 blocks. In addition, the development provides resident amenities including coworking spaces, a secure parcel room, bike storage, a club room, 24-hour security, courtyard gardens and regular resident events. The subject property is situated on the third floor and benefits from a south east facing aspect with a private balcony.

d) The Landlord recognised and appreciated the Applicant's level of rent paid in 2022, however the supply and volume of BTR schemes entering Manchester has increased and the rental market has since developed. This application, however, concerns the open market rent of the subject property as at 1 August 2026, reflecting the prevailing market conditions at this effective date. Get Living acknowledges the Applicant's comments in relation to amenities. New Makers Yard offers a wide range of resident amenities including coworking spaces, a secure parcel room, bike storage, a club room, 24-hour security, courtyard gardens and regular resident events. While there is currently no gym, a yoga/pilates studio is being built with works due to commence in September. Parking is typically charged separately, however in addition to the underground parking, residents benefit from free parking outside the development which is a rare advantage. The comparable evidence below comprises 42 separate comparable transactions, all agreed within New Makers Yard, the subject development. These records are generated in the ordinary course of business and represent rents agreed between prospective tenants and the landlord in the open market.

e) The comparable lettings were agreed between May and July 2026, immediately preceding the effective date of 1 August 2026, and therefore reflect market conditions at the relevant valuation date. The schedule includes a range of move-in dates both before and after the valuation date, reflecting normal market practice whereby rental terms are agreed in advance of occupation. The agreed rents provide direct evidence of the market's view of rental value at the point the agreements were entered into. The evidence comprises comparable one-bedroom apartments within the same development and demonstrates agreed rents ranging from £1,250 pcm to £1,410 pcm, with an average agreed rent of £1,310 pcm. This average is above the proposed rent for the subject property and provides a broad indication of the prevailing rental levels achieved across comparable accommodation within New Makers Yard.

f) Although 103 Anvil, located within the same block, was let for £1,250, it is a first-floor unit with a terrace opening. The subject property benefits

from a superior third-floor position and a private balcony, justifying a premium. More directly, comparable lettings at 301, 308 and 309 Anvil, all on the same floor and with balconies, have recently achieved rents of £1,280-£1,295, which is above the proposed rent.

g) Current asking rents for comparable one-bedroom apartments within New Makers Yard have not been included but can be found on Rightmove, as supporting evidence. Whilst asking rents do not represent completed transactions, they provide additional context and are broadly consistent with the level of the agreed lettings.

h) The extensive list of contemporaneous letting records indicate that the proposed rent is below the open market rental value that could reasonably have been achieved for the subject property as at 1 August 2026.

i) The following information was submitted; all were 1 bedroom flats:

- New Makers Yard 106 Clay M5 4RA 1,280.00 Furnished 1 Podium 24/07/2026 31/08/2026
- New Makers Yard 505 Hearth M5 4RL 1 1,295.00 Furnished 5 Balcony 20/07/2026 28/07/2026
- New Makers Yard 514 Hearth M5 4RL 1 1 1,350.00 Furnished 5 Balcony 17/06/2026 17/08/2026
- New Makers Yard 605 Hearth M5 4RN 1 1 1,385.00 Furnished 6 Balcony 20/06/2026 18/07/2026
- New Makers Yard 803 Hearth M5 4RN 1 1 1,295.00 Furnished 8 Balcony 27/07/2026 05/08/2026
- New Makers Yard 805 Hearth M5 4RN 1 1 1,315.00 Furnished 8 Balcony 30/07/2026 06/08/2026
- New Makers Yard 601 Chalk M5 4RQ 1 1 1,375.00 Furnished 6 Balcony 02/07/2026 06/08/2026
- New Makers Yard 415 Farrier M5 4YL 1 1 1,295.00 Furnished 4 Balcony 31/07/2026 07/09/2026
- New Makers Yard 611 Chalk M5 4RQ 1 1 1,300.00 Furnished 6 Balcony 22/07/2026 04/09/2026
- New Makers Yard 103 Anvil M5 4SJ 1 1 1,250.00 Furnished 1 Terrace 09/07/2026 28/07/2026
- New Makers Yard 510 Anvil M5 4SJ 1 1 1,320.00 Furnished 5 Balcony 25/06/2026 25/08/2026
- New Makers Yard 512 Anvil M5 4SJ 1 1 1,300.00 Furnished 5 Balcony 29/07/2026 24/08/2026

- New Makers Yard 611 Anvil M5 4SJ 1 1 1,325.00 Furnished 6 Balcony 11/06/2026 30/06/2026
- New Makers Yard 612 Anvil M5 4SJ 1 1 1,320.00 Furnished 6 Balcony 31/07/2026 24/08/2026
- New Makers Yard 703 Anvil M5 4SJ 1 1 1,335.00 Furnished 7 Balcony 03/06/2026 24/06/2026
- New Makers Yard 801 Clay M5 4RE 1 1 1,295.00 Furnished 8 Juliette 24/07/2026 31/07/2026
- New Makers Yard 901 Clay M5 4RE 1 1 1,370.00 Furnished 9 Juliette 30/05/2026 31/08/2026
- New Makers Yard 909 Clay M5 4RE 1 1 1,380.00 Furnished 9 Balcony 03/06/2026 26/06/2026
- New Makers Yard 215 Farrier M5 4UY 1 1 1,190.00 Furnished 2 Balcony 03/07/2026 05/07/2026
- New Makers Yard 709 Clay M5 4RB 1 1 1,290.00 Furnished 7 Balcony 07/07/2026 31/07/2026
- New Makers Yard 102 Hearth M5 4RL 1 1 1,310.00 Furnished 1 Podium 05/06/2026 31/07/2026
- New Makers Yard 204 Hearth M5 4RL 1 1 1,280.00 Furnished 2 Balcony 08/07/2026 10/09/2026
- New Makers Yard 301 Anvil M5 4SJ 1 1 1,280.00 Furnished 3 Juliet 14/07/2026 27/07/2026
- New Makers Yard 308 Anvil M5 4SJ 1 1 1,280.00 Furnished 3 Balcony 03/06/2026 20/07/2026
- New Makers Yard 309 Anvil M5 4SJ 1 1 1,295.00 Furnished 3 Balcony 29/07/2026 10/08/2026
- New Makers Yard 403 Anvil M5 4SJ 1 1 1,300.00 Furnished 4 Balcony 15/06/2026 26/06/2026
- New Makers Yard 206 Clay M5 4RA 1 1 1,285.00 Furnished 2 Juliette 03/06/2026 22/06/2026
- New Makers Yard 311 Clay M5 4RA 1 1 1,315.00 Furnished 3 Balcony 28/07/2026 17/08/2026
- New Makers Yard 316 Clay M5 4RA 1 1 1,295.00 Furnished 3 Balcony 15/07/2026 27/07/2026
- New Makers Yard 401 Clay M5 4RA 1 1 1,270.00 Furnished 4 Juliette 03/06/2026 15/06/2026
- New Makers Yard 411 Clay M5 4RA 1 1 1,340.00 Furnished 4 Balcony 25/07/2026 05/09/2026
- New Makers Yard 918 Clay M5 4RE 1 1 1,410.00 Furnished 9 Balcony 10/06/2026 27/07/2026
- New Makers Yard 1009 Clay M5 4RE 1 1 1,360.00 Furnished 10 Balcony 24/07/2026 05/10/2026

- New Makers Yard 101 Potters M5 4RF 1 1 1,315.00 Furnished 1 Podium 25/06/2026 30/06/2026
- New Makers Yard 602 Clay M5 4RB 1 1 1,290.00 Furnished 6 Balcony 20/07/2026 30/07/2026
- New Makers Yard 618 Clay M5 4RB 1 1 1,295.00 Furnished 6 Balcony 31/07/2026 15/08/2026
- New Makers Yard 701 Clay M5 4RB 1 1 1,325.00 Furnished 7 Juliette 09/07/2026 13/08/2026
- New Makers Yard 416 Clay M5 4RA 1 1 1,320.00 Furnished 4 Balcony 21/07/2026 31/08/2026
- New Makers Yard 418 Clay M5 4RA 1 1 1,294.00 Furnished 4 Balcony 15/07/2026 23/07/2026
- New Makers Yard 103 Chalk M5 4RQ 1 1 1,285.00 Furnished 1 Podium 11/06/2026 24/06/2026
- New Makers Yard 301 Chalk M5 4RQ 1 1 1,320.00 Furnished 3 Balcony 23/06/2026 15/07/2026
- New Makers Yard 411 Chalk M5 4RQ 1 1 1,295.00 Furnished 4 Balcony 06/07/2026 31/07/2026

The Tenant's Response

16. In response, the Tenant stated:

17. Closed Micro-Market / Monopoly Pricing: The landlord's 42 internal comparables do not represent a true open market. With 821 units, Get Living acts as an isolated price-setter. High turnover and managed void rates protect asset values rather than reflect true open market rent.

18. Exploiting the Uninformed Tenant (Prudent Tenant Test): Under RICS guidelines and the Housing Act 1988, open market value assumes an informed, prudent tenant. Get Living relies heavily on transient, international, or corporate-relocation renters who lack local market knowledge and accept inflated prices. Combined with high turnover and managed voids, they artificially push prices above the true open market value for the area. A truly informed tenant would reject this corporate premium for cheaper independent listings. As an established tenant, I am considering staying only to avoid the disruption and costs of moving, not because the market value justifies the increase.

19. Unit Pricing Contradictions: The landlord dismisses identical unit 103 Anvil, apart from the private courtyard, let at £1,250, even though it sits directly below my flat. It doesn't make commercial sense to price a renewing tenant above a refreshed turnkey unit. Keeping an existing tenant saves void periods,

marketing/onboarding, and the heavy turnaround costs needed to refresh a 7-year-old flat that has been without a partial refresh for the last four years that I have lived here.

20. Property Age and Lived-In Condition: Completed in 2019, the development is now 7 years old. Having occupied the property for 4 years, the fixtures, mattress and sofa are not new and were not new 4 years ago. Under Section 14, the tribunal must value the property in its actual current condition, meaning it cannot command the same rent as a freshly turned, turnkey unit, or the several newly built apartments evidenced.

21. Market Rejection of Comparable Flats: The wider market is actively rejecting high price points. Evidence PDF 1.96 demonstrates an identical private property on the same estate that includes allocated parking (an amenity Get Living values at ~£2,000/year) advertised (legal ceiling) of £1200. Furthermore, nearby properties are struggling to let, with PDF 1.94 showing a £100 reduction to £1,150 pcm, and Get Living's own listing (PDF 1.1) showing a price cut of £90 to £1,220 pcm.

22. Flawed Market Supply & Overstated Amenities: The landlord acknowledges rising BTR supply in Manchester, yet in a true open market, increased supply drives prices down through competition rather than justifying increases. Furthermore, claimed amenities are overstated: free parking is restricted to overnight-only, rarely available public bays, and an unbuilt yoga studio is irrelevant to the 1 August 2026 valuation date.

23. Superior Comparables: The landlord dismisses external private rentals, but as detailed in the previously submitted spreadsheet and PDFs, these comparables flats offer superior amenities at lower prices - including on-site gyms, pools, and dedicated 24-hour concierges - surpassing New Maker Yards' self-service, parcel room.

24. True Market Pressure: Private landlords (unlike BTR companies) face genuine market pressure and must drop prices to secure tenants. A true open market assessment requires competitive evidence across the wider M3/M5 area, proving that the landlord's internal figures reflect internal algorithmic pricing rather than local market reality

Determination and Valuation

25. 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.

26. The Tenant had produced an advert for a property advertised on the Second Floor at Clay, with a rent sought of £1220 pcm. The rent had been reduced by £90 pcm from £1310.

27. The flat below the Applicant had been advertised at £1250 pcm; and was referred to in the Respondent's list of let properties ats 103 Anvil.

28. The Respondent's own website was seen on the day of determination to be marketing four flats to let at New Makers Yard at £1265 to £1280. The marketed price was not evidence that such rents could be achieved, but the Tribunal considered this to be evidence that market conditions may have altered somewhat and rents are somewhat below what the Respondent's list suggests.

29. Relying on its own expertise and general knowledge of rental values in the area, and the comparables provided by the Landlord and the Tenant, the Tribunal considers that the market rent of the subject property would be in the order of £1250 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 provided by the landlord.

30. From this level of rent, the Tribunal has made no adjustments on the evidence the Property still being comparatively new. We did not consider the age of the furniture would have any material impact on the rent level.

    The full valuation is shown below: £1250

Open-Market Rent	£1250 pcm

Decision

Undue hardship

31. The new rent takes effect from the date which is the beginning of the first new period of the tenancy which begins on or after the date of the 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 it makes its determination.

32. The threshold for demonstrating undue hardship is high. The Tenant has produced no evidence to support their submissions. On this basis the Tribunal considers that for the increase to take effect from the date the Tribunal makes its determination would not cause undue hardship and does not fix a later starting date.

33. The Tribunal determines the new rent amount at £1250 per calendar month with effect from 1st November 2026 which is the beginning of the first new period of the tenancy which begins on or after the date of the determination.

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.