	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**MAN/30UP/MRA/2026/0119**
Property	**25 Whitstone Drive, Blakehall, Skelmersdale, WN8 9BD**
Tenant	**William Brandon**
Tenant's Representative	
Landlord	**The Leef Property Group**
Landlord's Address	**12B Olympic Way, Birchwood, Cheshire, WA2 0YL**
Landlord's Representative	**Leef Property Management**
Date of Application	**09 August 2026**
Type of Application	**Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Mr N Swain MRICS (Chair)** **Mr A Macpherson**
Date of Decision	**09 November 2026**
Rent Determined	**£760.00 per calendar month**
Date of Valuation	**11 August 2026**
Date the new rent takes effect	**11 November 2026**

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REASONS FOR THE DECISION

Background

1. On 03 June 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £775.00 per calendar month(pcm) in place of the existing rent of £700.00 pcm to take effect from 11 August 2026.

2. On 09 August 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 11 October 2012. 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

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 ground floor flat forming part of a modern three storey development, offering the following accommodation:

   Property: Porch, living room, dining room, kitchen, two bedrooms and bathroom

   Outside: Garden, shed and off-street parking.

   The Property benefits from central heating, double glazing and partial floor coverings.

   The Property is situated in the Holland Moor area with good access to local amenities. Skelmersdale town centre is approximately 1 mile to the north west.

Evidence

10. The Tenant completed the relevant MR1 (tenant). Nothing was received from the Landlord.

The Tenant

11. The Tenant made the following comments:

    a) The Tenant raised a number of complaints about maintenance items outstanding, despite being reported to the Landlord. These included damp, a broken gate, worn carpets and a lack of redecoration for over 15 years.

    b) On the basis of the above issues, the Tenant had offered the Landlord a rent increase to £720.00 pcm.

12. The Tenant did not provide comparable rental evidence.

The Landlord

13. The Landlord did not provide any response to the application.

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, the Tribunal considers that the market rent of the subject Property modernised and in good order would be in the order of £800.00 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 a good general condition.

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

    a) Damp and other maintenance issues

    The full valuation is shown below:

Starting Rent		£800.00	pcm
Less			
a) Items given under a) above	5%	£ 40.00	
Open-Market Rent		**£760.00**	**pcm**

Decision

17. The Tribunal determines the new rent amount at £760.00 per calendar month with effect from 11 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.