	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**MAN/00BR/MRA/2026/0135**
Property	**22 Quarrymans View, Worsley, Manchester, M28 0LB**
Tenant	**Zoe Watt & Oliver King**
Tenant's Representative	
Landlord	**Sigma PRS Investments (Our Lady's) Limited**
Landlord's Address	**c/o Stafford Court, 145 Washway Road, Sale, Manchester, M33 7PE**
Landlord's Representative	**Ascend Properties**
Date of Application	**14 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	**£1435.00 per calendar month**
Date of Valuation	**18 August 2026**
Date the new rent takes effect	**18 November 2026**

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REASONS FOR THE DECISION

Background

1. On 27 May 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1440.00 per calendar month(pcm) in place of the existing rent of £1275.00 pcm to take effect from 18 August 2026.

2. On 14 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 18 July 2025. 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 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. 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 two storey, semi-detached dwelling, forming part of a modern development, offering the following accommodation:

   Property: Hall, living room, kitchen/dining room, WC, three bedrooms, bathroom (with full suite).

   Outside: Garden, off street parking.

   The Property benefits from central heating, double glazing and flooring throughout

   The Property is situated in the Worsley area of Greater Manchester, with good access to local amenities. Bolton town centre is approximately 5 miles to the north.

Evidence

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

The Tenant

11. The Tenant made the following comments:

    a) That there were issues with antisocial behaviour in the local area.

    b) The drainage in the garden was poor, causing puddles during wet weather. The garden fence is in poor condition.

    c) Poor transport links from the development.

    d) No blinds had been provided for the kitchen or bathroom windows and there are regular issues with water supply and pressure.

12. In terms of rental evidence, the Tenant had provided details for a number of properties in the local area currently on the market. These were all three bedroom properties within the wider area, with advertised rents ranging from £1050.00 to £1300.00 pcm.

The Landlord

13. The Landlord provided a report detailing the history of the Property, including maintenance issues and any tenant complaints. They made the following comments:

    a) That matters around antisocial behaviour and transport links are outside of their control.

    b) No maintenance matters have been raised by the Tenant since their last rent review.

    c) It is standard across the portfolio that blinds are only provided to roadside windows. Privacy glass is installed in bathrooms and the Tenant is free to install their own blinds on other windows using the battens already installed.

14. The following comparables were provided by the Landlord:

    a) Quarrymans View. Comparable property recently let in July 2026 for £1435.00 pcm

    b) Quarrymans View. Comparable property recently let in May 2026 for £1435.00 pcm by another agent.

Determination and Valuation

15. 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.

16. The Tribunal favoured the comparables provided by the Landlord, these being for near identical properties and recently let on the open market. The Tenant's comparables were from a wider area and only provided the advertised rental value (rather than the achieved rental value).

17. 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 £1435.00 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.

18. From this level of rent, the Tribunal determined that no adjustments were necessary.

Open-Market Rent **£1435.00 pcm**

Decision

19. The Tribunal determines the new rent amount at £1435.00 per calendar month with effect from 18 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.