	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**MAN/00BU/MRA/2026/0136**
Property	**Flat 6, 46 Moss Lane, Sale, M33 5AR**
Tenant	**Matthew David Galway and Muhammad Wali Waheed**
Tenant's Representative	
Landlord	**TIC Group Ltd**
Landlord's Address	**100 School Road, Sale, M33 7XB**
Landlord's Representative	**Thornley Groves**
Date of Application	**16 August 2026**
Type of Application	**Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Mr S Wanderer MRICS – Chair** **Ms J McDonald**
Date of Decision	**18 November 2026**
Rent Determined	**£1,600.00 per calendar month**
Date the new rent takes effect	**19 November 2026**

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REASONS FOR THE DECISION

Background

1. On 15 June 2026, the Landlord served a notice under Section 13(2) (as amended) of the Housing Act 1988 which proposed a new rent of £1,700.00 per calendar month (pcm) in place of the existing rent of £1,500.00 pcm to take effect from 19 August 2026.

2. On 16 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 19 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. The Tenant does not pay any service charges. The Property is let unfurnished.

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. N/A.

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 2nd floor flat providing the following accommodation:

   Lounge/diner, kitchen, 2 bedrooms, bathroom, ensuite bathroom
   Outside: balcony, driveway, communal gardens, 2 parking spaces

   The Property is situated in Sale, close to amenities. Manchester city centre is approximately 6 miles to the north-east.

Evidence

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

The Tenant

11. The Tenant noted a number of repair and maintenance issues but did not provide evidence of these, a number of which were in any case historic and now resolved.

12. The Tenant provided the following comparables, submitting that the market rent for the property should be £1,500 pcm (note that the Tenant provided comparables in the form of links, some of which were no longer live by the time the Tribunal made its determination):
    a. Harboro Road £1,400 pcm
    b. Hunston Road £1,250 pcm
    c. Washway Road £1,250 pcm
    d. Waterside £1,400 pcm
    e. Holly Lodge £1,175 pcm
    f. Derbyshire Road South £1,300 pcm
    g. Broad Road £1,450 pcm
    h. Era Street £1,300 pcm
    i. Doveston Road £1,600 pcm
    j. Farrier Close £1,650 pcm

The Landlord

13. The Landlord provided a Best Price Guide which referred to the following comparables
    a. Oakfield £2,300 pcm
    b. Park Avenue £1,600 pcm
    c. Washway Road £1,500 pcm
    d. Sidmouth Avenue £1,500 pcm
    e. Park Avenue £1,450 pcm
    f. Moss Lane £1,425 pcm

Determination and Valuation

14. The Tribunal considered the comparable evidence provided by both parties noting a range of values in Sale, depending upon the location and character of each property. The Tribunal considers the value of the subject Property lies towards the upper end of the range, noting in particular the location and character of the block taken together with the size and features of the Property.

15. Relying on its own expert, general knowledge of rental values in the area and the comparables provided by the parties, the Tribunal considers that the market rental of the subject Property in good order would be in the

order of £1,600.00 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 comparable properties.

16. The Tribunal considered the issues as to condition raised by the Tenant but, even ignoring the evidential deficiencies, regards the stated defects as relatively minor and not liable to have an impact on rental value. As such, no adjustments are warranted and the market rent is determined as below.

Market rent

£1,600.00 pcm

Decision

17. The Tribunal determines the new rent amount at £1,600.00 per calendar month with effect from 19 November 2026 as this is lower than the proposed rent of £1,700.00 per calendar month.

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.