

	<b>FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)</b>
<b>Case Reference</b>	<b>MAN/00BN/MNR/2026/0020</b>
<b>Property</b>	<b>4 Central Avenue, Atherton, Manchester, M46 9RG</b>
<b>Tenants</b>	<b>Hannan Yousaf Shahina Yousaf</b>
<b>Tenant's Representative</b>	<b>N/A</b>
<b>Landlord</b>	<b>Christopher Davies</b>
<b>Landlord's Address</b>	<b>C/O Harrison's Estate Agents, 1 Newbrook Road, Bolton, BL5 1EL</b>
<b>Landlord's Representative</b>	<b>N/A</b>
<b>Date of Application</b>	<b>2 January 2026</b>
<b>Type of Application</b>	<b>Determination of a Market Rent sections 13 &amp; 14 of the Housing Act 1988</b>
<b>Tribunal Members</b>	<b>Judge S. Westby Mr J. Faulkner FRICS</b>
<b>Date of Decision</b>	<b>16 April 2026</b>
<b>Rent Determined</b>	<b>£1,100.00 per calendar month</b>
<b>Date the new rent takes effect</b>	<b>3 January 2026</b>

## **REASONS FOR THE DECISION**

### **Background**

1. On 2 December 2025, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,200.00 per calendar month (pcm) in place of the existing rent of £1,000.00 pcm to take effect from 3 January 2026.
2. On 2 January 2026, under Section 13(4)(a) of the Housing Act 1988, the Tenants referred the Landlord's notice proposing a new rent to the Tribunal for determination of a market rent.
3. The assured tenancy commenced on 3 March 2022 for a term of 6 months. The tenancy is now a periodic tenancy. 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. Carpets/floor coverings and curtain/blinds and white goods together with one wardrobe are included in the rental.

### **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. The Tribunal did not consider that any other terms of the tenancy were required to be taken into consideration in determining the rent.

### **Inspection/Hearing**

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

## **The Property**

9. The Tribunal carried out an inspection of the Property on 16 April 2026 in the presence of Mrs Yousaf. The Landlord was notified of the inspection but did not attend.
10. The Property is a two-storey semi-detached house built in the 1970s with gardens to the front and rear which have been block paved. There is a shared driveway to the side and parking for two cars to the front. The roof is double pitched, tile covered and the walls are of cavity brickwork. Windows are uPVC double glazed. The accommodation comprises:

Ground Floor: Entrance hall, living room, kitchen.

First Floor: 3 x bedrooms (2 x double and 1 x single), bathroom/w.c.

There is gas-fired central heating.

## **Evidence**

The Tenants.

11. In terms of rental evidence, the Tenants provided an Excel spreadsheet of five properties (all with 3 bedrooms) in the Atherton area that had been listed for rent in September/October 2024 (four comparables) and March 2026 (one comparable) with rents ranging from £895 pcm (listed on 25 September 2024) to £1,000 pcm (listed on 3 March 2026).

The Landlord

12. The Landlord did not provide any submissions or any comparables.

## **Determination and Valuation**

13. The Tribunal considers that only the property listed on 3 March 2026 is a useful comparable. The remaining comparables are dated and of less relevance.
14. Relying on its own expert and general knowledge of rental values in the area, and the comparable provided by the Tenants, the Tribunal considers that the market

rental of the subject Property is £1,100 pcm. This is the rent we would expect the property to let for in the open market.

15. The Tribunal does not consider that there are any adjustments to be made to this amount.

### **Undue hardship**

12. The new rent takes effect from the date specified in the Landlord's Notice of Increase 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 the date a Tribunal makes its determination.
13. No submissions have been made by the Tenant claiming undue hardship.

### **Decision**

14. Therefore, the Tribunal determines the market rent at £1,100.00 per calendar month with effect from 3 January 2026.

### **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.