

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00BY/MNR/2026/0134
Property	7 Smithdown Grove, Liverpool, L7 3QQ
Tenant	Mariam Feysal Axmed
Tenant's Representative	
Landlord	Wahiba Abdo
Landlord's Address	55 Greenhill Road, Mossley Hill, Liverpool, L18 7HG
Landlord's Representative	Lodge Stone Estates
Date of Application	26 March 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr S Wanderer MRICS – Chair Mr R Stewart MBE
Date of Decision	18 June 2026
Rent Determined	£900.00 per calendar month
Date the new rent takes effect	14 April 2026

REASONS FOR THE DECISION

Background

1. On 12 March 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,100.00 per calendar month(pcm) in place of the existing rent of £850.00 pcm to take effect from 14 April 2026.
2. On 26 March 2026, under Section 13(4)(a) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of a market rent.
3. The assured shorthold tenancy commenced on 14 January 2023 for a term of 6 months. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. As per tenancy agreement and 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.

Inspection/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 described in the submissions as a semi-detached house providing the following accommodation:

Ground Floor: kitchen, living room

First Floor: 2 bedrooms, bathroom

Outside: front and rear gardens

The Property is situated in central Liverpool, close to Lime Street Station.

Evidence

10. Both parties were provided with the option to make written submissions. Representations were received only from the Tenant.

The Tenant

11. The Tenant provided internal photographs showing, amongst other things, disrepair to the kitchen and areas with a clear appearance of damp.
12. In terms of rental evidence, the Tenant provided screenshots of the following comparables:
 - a. Teck Street - £900 pcm
 - b. Arnside Road - £875 pcm
 - c. Wrenbury Street - £895 pcm

Determination and Valuation

13. The Tribunal attached limited weight to the comparables provided by the Tenant as no meaningful details were provided for any of them other than the street name and asking rent (and an external photograph for Teck Street). The Tribunal also noted that the addresses of the comparables were some distance from the Property.
14. Relying on its own expert, general knowledge of rental values in the area, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £1,000.00 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.
15. From this level of rent, the Tribunal has made adjustments in relation to the following:
 - a) The condition of the Property relative to the comparable properties, which are generally maintained to a higher standard and in particular noting the condition of the kitchen and evidence of damp.

The full valuation is shown below:

Starting Rent	
	<u>£1,000.00</u> pcm
<u>Less</u>	
a) Items given under a) above	£100.00
Market rent	
	£900.00 pcm

Undue hardship

16. 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.
17. The Tenant has stated that a rent increase will cause financial hardship. Only very limited information and supporting evidence was provided as to the Tenant's financial position.
18. Whilst any significant increase in rent will inevitably cause some measure of hardship, in considering whether to exercise its discretion to postpone the rent increase, the question for the Tribunal is whether undue hardship will be caused. In this case, the Tribunal does not consider that a case for undue hardship is established. Accordingly, the new rent will take effect from the date specified in the Landlord's Notice of Increase.

Decision

19. Therefore, the Tribunal determines the market rent at £900.00 per calendar month with effect from 14 April 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.