

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00BM/MNR/2026/0053
Property	49 Essex Drive, Bury, BL9 9JH
Tenant	Suzanne Ricketts
Tenant's Representative	
Landlord	Raja Abdul Majid
Landlord's Address	8 Lincoln Drive, Bury, BL9 9DF
Landlord's Representative	
Date of Application	8 January 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Judge S. Westby Surveyor Member J. Faulkner FRICS
Date of Decision	29 June 2026
Rent Determined	£1,050.00 per calendar month
Date the new rent takes effect	10 January 2026

REASONS FOR THE DECISION

Background

1. On or around 7 November 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 £750.00pcm to take effect from 10 January 2026.
2. On 8 January 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 tenancy commenced on 10 July 2015 for a term of 12 months. It 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. The oven and hob in the kitchen were provided by the Landlord. A large wardrobe was also provided in the master bedroom and there was also an in-built cupboard in another bedroom on the first floor.

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. The Tribunal did not consider that any other terms of the tenancy were required to be taken into account 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 29 June 2026 in the presence of the Tenant. Mr Majid also attended the inspection with his mother.
10. The Property is a two-storey semi-detached house built around 1930 on the corner of Essex Drive and Gigg Lane. It is within 1 mile of Bury town centre and within close proximity of amenities
11. There are gardens to the front, side and rear which are mainly paved. It is understood that the Property was 2 x 2-bedroom flats and then an HMO. The internal layout is more akin to that of an HMO, as opposed to a single private dwelling. The Property offers the following accommodation:

Ground Floor: hall, living room, kitchen, shower-room/w.c, 1 x double bedroom and 1 x single bedroom.

First Floor: 2 x double bedrooms, 2 x single bedrooms (rear one has a wash hand basin), bathroom/w.c.

There is on-site parking for 2-3 cars..

The Property benefits from gas fired central heating and double glazing.

12. The Property needed some work externally. For example, there was significant plant growth on the chimney stack, uneven paving slabs, re-pointing was required to the brickwork and the door canopy to the front needed replacing.
13. Internally, the Property would benefit from modernisation and a reconfiguration of the ground floor. Repair and decoration work was also required to the ceiling of the master bedroom.

Evidence

14. Both the Tenant and the Landlord returned the Tribunal's Reply forms.

The Tenant.

15. The Tenant made the following comments:

- a) The Tenant stated that she had erected new fencing to the Property.
- b) The Tenant states that she has fitted new flooring throughout the Property. However, the flooring in the Property was lifting in places, particularly in one of the bedrooms on the first floor and was generally considered to be in poor condition.
- c) The Tenant complains of damp and mould issues at the Property, but the Tribunal did not consider that there was evidence of anything out of the ordinary.

16. The Tenant did not provide any comparable rental evidence.

The Landlord

17. The following submissions were made by the landlord:

- a) In the landlord's opinion, the proposed rent of £1,200pcm is on the lower end of average rents for properties of the same size and quality. He has received advice from estates agents who have advised that the Property would be able to achieve £1,400 - £1,550pcm.
- b) The tenant has stopped reporting repairs that are required to the Property, does not maintain the garden and has refused access to contractors and to the landlord.
- c) The Landlord disputes that the Tenant has replaced any fencing panels, and, in respect of the flooring, the Landlord states that the Property was refurbished 2 months prior to the Tenant moving in, including the provision of carpets throughout the Property. The Landlord states that the Tenant requested that she be permitted to replace the carpets with laminate flooring, and that permission was given.

18. The landlord did not provide any comparable rental evidence.

Determination and Valuation

- 19. Neither party has provided comparable rental evidence. In those circumstances, the Tribunal has necessarily relied upon its own expertise and inspection findings, applying its knowledge of the local market.
- 20. 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 £1,500.00 pcm. This is the rent we would

expect the property to let for in the open market if it was in good marketable condition.

21. The Tribunal has considered the parties' respective accounts of the condition of the Property. It finds that while the Tenant has installed laminate flooring with the Landlord's consent, that flooring is now in poor condition and does not enhance the rental value. The Tribunal is not satisfied, on the evidence available, that the Property suffers significant damp or mould beyond that ordinarily encountered in properties of this age and type.
22. From the notional rent of £1,500pcm, the Tribunal makes the following adjustments to reflect the actual condition and circumstances of the letting:
 - a) The unmodernised condition of the Property. The kitchen, bathroom and general décor are dated and below the standard expected of a modern letting.
 - b) The Tenant providing her own fridge freezer, washing machine and tumble drier.
 - c) External repair works required (see paragraph 12).
 - d) Internal layout configuration of the ground floor. The ground floor arrangement and an overall sub-optimal layout reduce the functional appeal compared with typical family accommodation.

The full valuation is shown below:

Starting Rent	<u>£1,500.00</u>	pcm
<u>Less</u>		
a) Items given under a) above	£100.00	
b) Items given under b) above	£50.00	
c) Items given under c) above	£150.00	
d) Items given under d) above	<u>£150.00</u>	
	£450.00	
Market rent	£1,050.00	pcm

Undue hardship

23. 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.

24. No submissions have been made by the Tenant claiming undue hardship.

Decision

25. Therefore, the Tribunal determines the market rent at £1,050.00 per calendar month with effect from 10 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.