

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00BR/MRA/2026/0009
Property	3 Sussex Street, Salford M7 1BN
Tenant	Bill Selambi Ndifor
Tenant's Representative	
Landlord	Pukahf Co-Invest 1A LTD and Pukahf Co-Invest 1B LTD
Landlord's Address	c/o Wise Living, 17 Regan Way, Chetwynd Business Park, Chilwell, Nottingham NG9 6RZ
Landlord's Representative	Wise Living
Date of Application	26 May 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr N Swain MRICS Mr P Harbottle
Date of Decision	10 July 2026
Rent Determined	£1535 per calendar month
Date of Valuation	30 August 2026
Date the new rent takes effect	30 August 2026

REASONS FOR THE DECISION

Background

1. On 22 May 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1535.00 per calendar month (pcm) in place of the existing rent of £1495.00 pcm to take effect from 30 August 2026.
2. On 26 May 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 16 August 2024. 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 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. 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 modern three bedroom, semidetached dwelling, offering the following accommodation:

Property: Hall, living room, kitchen, WC, three bedrooms, bathroom with full suite.

Outside: Garden

The Property benefits from gas central heating, double glazing, suite of integrated kitchen appliances, built-in wardrobes and floor coverings throughout.

The Property is situated in Salford, close to local amenities. Manchester city centre is located 1.5 miles to the south east.

Evidence

10. The parties completed the relevant MR1 (tenant) and MR2 (landlord) forms.

The Tenant

11. The Tenant made the following comments:

a) They had undeniable evidence that his neighbours pays £1000 pcm rent for a similar property. No supporting evidence was provided.

12. The Tenant provided the following comparables:

a) Christabel Walk, Salford. Three bedroom, semidetached house. Advertised at £1350 pcm

b) Neptune Close, Salford. Three bedroom, semidetached house. Advertised as £1550 pcm.

c) Runswick Close, Salford. Three bedroom, semidetached house. Advertised at £1450 pcm.

The Landlord

13. The Landlord made the following comments:

- a) The Landlord referred to several properties on the market around £1550 pcm and suggested one of their similar properties had let for £1600 pcm. However, they failed to provide any evidence of the rents.

Determination and Valuation

14. The Tribunal consider the comparables from the Tenant. Of these, only Neptune Close was consider a good comparable. The other two being is very different areas of Salford with specific locational factors.
15. Relying on its own expertise and general knowledge of rental values in the area, and the comparables provided by the Tenant, the Tribunal considers that the market rent of the subject Property modernised and in good order would be in the order of £1550.00 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.
16. From this level of rent, the Tribunal felt no adjustments were necessary, as the property is in good order.

Open-Market Rent

£1550.00 pcm

Undue hardship

12. The new rent takes effect from the date which is the beginning of the first new period of the tenancy which begins on or after the date of the determination 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 two months after it makes its determination.
13. The Tenant has asked the Tribunal to fix a later starting date in this case. The Tenant says he will be caused undue hardship because of health issues resulting from a car accident for which he has had to pay out medical fees from his savings. He provided a document confirming his situation.
14. The Landlord did not respond to the Tenant's application for postponement due to hardship.
15. As a result of our decision the rent will increase by £40.00 per month. On the basis of the evidence supplied by the Tenant, the Tribunal considers that for the increase to take effect from the date the Tribunal makes its determination would not cause undue hardship and does not fix a later starting date.

Decision

The Tribunal determines the new rent at the amount proposed by the Landlord of £1535.00 per calendar month as this is lower than the open-market rent of £1550.00 determined by the Tribunal with effect from 30 August 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 of the issue of this statement of reasons (rule 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.

