

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	BIR/OOGL/MNR/2025/0834
Property	35 Mayer Street Hanley Stoke-on Trent ST1 2JB
Tenant	Imran Ali Butt & Sabeen Abid
Tenant's Representative	
Landlord	Butters John Bee
Landlord's Address	2-6 Totine Square Hanley Stoke-on Trent ST1 1NP
Landlord's Representative	Spicerhaart Residential Lettings Ltd
Date of Application	26th October 2025
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr G S Freckelton FRICS (Chairman) Mrs K Bentley
Date of Decision	17th July 2026
Rent Determined	£725.00 per calendar month
Date the new rent takes effect	22nd November 2025

REASONS FOR THE DECISION

Background

1. On 20th October 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £750.00 per month in place of the existing rent of £695.00 to take effect from 22nd November 2025.
2. On 26th October 2025, 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 22nd August 2024 for a term of twelve months. 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 curtains 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.

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.
9. The Property is a terraced house offering the following accommodation:

Ground Floor: Two living rooms, kitchen.

First Floor: Landing. Two bedrooms, bathroom.

Outside: Garden.

The Property benefits from central heating and double glazing.

Carpets, curtains and white goods are provided by the tenant.

Evidence

10. The tenants submit:
 - a) The landing light does not work.
 - b) The oven does not work.
 - c) The guttering is broken.
 - d) The landlord wants to increase the rent but doesn't want to deal with repair issues.
 - e) Copies of repair notifications sent to the landlord were submitted.
11. The landlord submits:
 - a) That they have been trying to arrange access to attend to the landing light but the tenant does not allow access.
 - b) A new roof was fitted at a cost of £20,000.00. The guttering referred to was replaced in November 2025.
 - c) They understood the oven had been repaired. If not, they were willing to repair or replace as necessary when access could be gained.
 - d) As landlords they were keen to carry out any repairs.
 - e) A copy of an email dated 12th November 2025 from the agent was submitted confirming the difficulty contractors had encountered in gaining access.
 - f) Their agents had confirmed that a rent of £750.00 per month was fair.
12. The landlord submits the following comparable evidence:
 - a) Lower Mayer Street, Stoke-on Trent – a two-bedroom terraced house offered at £750.00 per month.
 - b) Baskerville Road, Stoke-on-Trent – a two-bedroom terraced house offered at £750.00 per month.
 - c) Festing Street, Hanley – a two-bedroom terraced house offered at £675.00 per month.
 - d) Baskerville Road, Northwood – a two-bedroom terraced house offered at £695.00 per month.
 - e) Garth Stree, Stoke-on-Trent – a two-bedroom terraced house offered at £700.00 per month.
 - f) Upper Hillchurch Street, Stoke-on-Trent – a two-bedroom terraced house offered at £750.00 per month.

13. In response to the landlord's submissions the tenants submit:
 - a) That they dispute difficulties in arranging access.
 - b) They submitted photographs of the interior and exterior of the property.
14. The Tribunal considered the written submissions were provided by the parties.

Determination and Valuation

15. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Landlord, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £775.00 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 the comparable properties including having white goods and curtains provided by the landlord.

From this level of rent we have made adjustments in relation to:

- a) Curtains, carpets and white goods fitted by the Tenant

The full valuation is shown below:

Market Rent	£775.00
<u>Less</u>	
<u>Items given under a) above</u>	<u>£50.00</u>
Market Rent	£725.00

Decision

16. The Tribunal therefore determined that the rent at which the subject property might reasonably be expected to be let in the open market by a willing Landlord under an assured tenancy was £725.00 per month with effect from 22nd November 2025.

Undue Hardship

17. 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.
18. The Tenant has not asked the Tribunal to fix a later starting date in this case.

Chairman: G S Freckelton FRICS

Date: 17th July 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.