

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00CX/MNR/2026/0303
Property	3 Edge End Gardens, Bradford BD6 2BB
Tenant	Rachel Clifton
Tenant's Representative	n/a
Landlord	Craig Reed
Landlord's Address	35 Hillcrest Road, Bradford BD13 2RD
Landlord's Representative	n/a
Date of Application	01 May 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr N Swain MRICS – Chair Mr R Stewart MBE
Date of Decision	03 July 2026
Rent Determined	£825.00 per calendar month
Date the new rent takes effect	11 May 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 £825.00 per calendar month(pcm) in place of the existing rent of £625.00 pcm to take effect from 11 May 2026.
2. On 01 May 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. The Tenant had used an old form and the Tenant completed and submitted the updated form on 22 May 2026.
3. The assured tenancy commenced on 04 April 2022 for a term of 12 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 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

Inspection/Hearing

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

The Property

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

Hall, living room, kitchen, three bedrooms, and bathroom with full suite including shower.

Outside: Gardens front and rear, garden shed.

The Property benefits from gas central heating, electric fire and double glazing.

The Property is situated in the Buttershaw area of Bradford within close proximity of amenities. Bradford City Centre is approximately 3 ½ miles to the north east.

Evidence

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

The Tenant.

11. The Tenant made the following comments:

- a) They had installed an outside tap and the plumbing for a dishwasher.
- b) The Landlord had served a Section 21 notice on them and that this increase was a retaliatory action because the Tenant had not yet moved out.
- c) That they will be made homeless if the rent increases to amount specified in the Landlord's Notice.

12. In terms of rental evidence, the Tenant noted that similar properties nearby were social housing and rented for £525 pcm. They felt that £100 per month more than that was more than adequate for a private rental.

The Landlord

13. The following comparables were provided by the Landlord:

- a) Mandeville Crescent, Bradford. Three bedroom semidetached house. Advertised at £850 pcm.
- b) Mandeville Crescent, Bradford. Three bedroom house. Advertised at £850 pcm.

Determination and Valuation

14. The Tribunal considers the comparables provided by the Landlord are relevant to this matter. The Tenant's evidence was hearsay and therefore, not considered relevant.

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 £825.00 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.

16. From the evidence provided, including internal photographs, the Tribunal considered the Property to be in a good rental order and did not consider that any deduction was needed from the market rent.

Market rent

£825.00 pcm

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. The Tenant has asked the Tribunal to fix a later starting date in this case. They say that they will otherwise be caused undue hardship because the rent is part funded by Universal Credit and currently the rental is over the Local Housing Allowance. This means that any further rent increase means Universal Credit will not cover the increased amount. The Tenant did not provide any evidence in support of this point.
14. The Landlord responded to note that the Tenant had stated on Facebook that she was looking for a new property and willing to pay up to £900 pcm. No evidence was provided to support this.
15. As a result of our decision the rent will increase by £200 a month. The date specified in the landlord's notice was 11 May 2026. On the basis that no evidence of undue hardship has been supplied, the Tribunal has no reason to believe that there will be undue hardship caused and accordingly the date in the Landlord's Notice stands.

Decision

16. Therefore, the Tribunal determines the market rent at £825.00 per calendar month with effect from 11 May 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.