

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00CX/MNR/2026/0265
Property	Flat 2, 214 Bradford Road, Shipley, West Yorkshire BD18 3AP
Tenant	John Narey
Tenant's Representative	
Landlord	Oakley Property Services BFD Ltd
Landlord's Address	Redburn Road, Shipley BD18 3BD
Landlord's Representative	Iqra Naveed
Date of Application	06 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	£680.00 per calendar month
Date the new rent takes effect	08 May 2026

REASONS FOR THE DECISION

Background

1. On 16 March 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £675.00 per calendar month(pcm) in place of the existing rent of £615.00 pcm to take effect from 08 May 2026.
2. On 06 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.
3. The assured tenancy commenced on 07 July 2024 for a term of six 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 of the papers provided by the parties and its own knowledge and specialist expertise.

The Property

9. The Property is a first floor flat forming part of a large, three storey early twentieth century semidetached house, offering the following accommodation:

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

The Property benefits from gas central heating, double glazing, refrigerator, freezer, oven and hob, dishwasher and extractor hood.

The Property is situated in Frizinghall within close proximity of amenities. Shipley is approximately 1 mile to the north.

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 replaced a perished seal on the kitchen sink.
- b) The dishwasher and extraction hood were not working.
- c) That there are a number of ongoing issues, including a leak around the living room window, causing decorative damage and black mould, and a broken window in the second bedroom. Further, there remains unrectified damage as a result of leaks in the main bedroom and bathroom. Some of these issues were first reported to the Landlord over two years ago.
- d) They do not consider any of the Landlord's comparables to be relevant, due to them being either not in the right area or being houses rather than flats.

12. The following comparables were provided by the Tenant:

- a) Toller Lane, Bradford. Two bedroom flat. Advertised at £600 pcm.
- b) Leeds Road Shipley. Two bedroom, ground floor flat. Advertised at £795 pcm.
- c) Maddocks Street, Shipley. Two bedroom , first floor flat. Advertised at £795 pcm.

The Landlord

13. The Landlord made the following comment:

- a) They accepted that there was an ongoing water ingress issue. They were concentrating on resolving the cause first, before dealing with decorative damage internally. The pace of progress was hampered by having to work with the other leaseholders in the property.

14. The following comparables were provided by the Landlord (all one bed flats):

- a) Maddocks Street, Shipley. Two bedroom house. Advertised at £795 pcm.
- b) Idle, BD10. Two bedroom house. Advertised at £895 pcm.
- c) Salt Mills Road. Two bedroomed apartment. Advertised at £900 pcm.

Determination and Valuation

15. The Tribunal does not consider any of the Landlord's comparables to be relevant to this matter. Two of them are houses, when the subject Property is a flat, and the third is an apartment in a modern luxury development with significant amenities.

16. The Tribunal does consider the Tenant's comparable to be of some use. In particular, based on the evidence provided, Leeds Road and Maddocks Street are considered to be good comparables for the subject Property.
17. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Tenant, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £800.00 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.
18. From this level of rent, the Tribunal has made adjustments in relation to the following:
 - a) Issues with the condition of the Property which reduce its value including water ingress damage, causing damp and mould.

The full valuation is shown below:

Starting Rent		
		<u>£800.00 pcm</u>
<u>Less</u>		
a)	Items given under a) above	15%
	say <u>£120.00</u>	

Market rent

£680.00 pcm

Decision

19. Therefore, the Tribunal determines the market rent at £680.00 per calendar month with effect from 08 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.