

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00CY/MNR/2026/0292
Property	335 Bradford Road, Brighouse HD6 4BS
Tenant	Kirsty Singh
Tenant's Representative	n/a
Landlord	Matthew Dix & Gary Taylor
Landlord's Address	48-52 Penny Lane, Mossley Hill, Liverpool L18 1DG
Landlord's Representative	McPartland & Gifford
Date of Application	17 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	06 July 2026
Rent Determined	£600.00 per calendar month
Date the new rent takes effect	24 May 2026

REASONS FOR THE DECISION

Background

1. On 31 March 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £750.00 per calendar month(pcm) in place of the existing rent of £610.00 pcm to take effect from 24 May 2026.
2. On 17 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 01 February 2024 and is assumed periodic as no written agreement exists. 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. Sofa, two bed frames, 1 mattress and 2 units provided in the tenancy.

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 four storey traditional terraced house, offering the following accommodation:

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

Outside: Garage in a separate block.

The Property benefits from central heating and double glazing.

The Property is situated in Brighouse within close proximity of amenities and approximately 1 mile north of the town centre.

Evidence

10. Only the Tenant returned the Tribunal's Reply forms.

The Tenant.

11. The Tenant made the following comments:
- a) The Landlord at the moment are solicitors appointed as Trustees due to the original landlord going bankrupt.
 - b) They indicate that the last rent increase occurred in September 2025 and query the validity of the Notice.
 - c) They make reference to many maintenance issues with the Property and provide photographic evidence.
12. In terms of rental evidence, the Tenant suggested that similar properties in good condition in the area rent for £650 - £750 pcm. Based on the condition of the Property, they felt £600 pcm was more appropriate.
13. The Tenant provided the following comparables:
- a) Thornhill Road, Brighouse. Two bedroom terraced house. Advertised at £675 pcm.
 - b) South Street, Brighouse. Two bedroom terraced house. Advertised at £675 pcm.
 - c) Piggott Street, Brighouse. Two bedroom terraced house. Advertised at £675 pcm.

The Landlord

14. The Landlord provided no Tribunal forms. Shortly before the hearing date, they informed the Tribunal that they no longer acted as Trustees/Landlord for the Property following the appointment of a Receiver.

Determination and Valuation

15. The Tribunal considers the comparables provided by the Tenant are relevant to this matter, albeit that they are advertised rents rather than achieved rents.
16. 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 £675.00 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.
17. From this level of rent, the Tribunal has made adjustments in relation to the following:
- a) The extensive list of outstanding maintenance issues evidence by photograph.

The full valuation is shown below:

Starting Rent

£675.00 pcm

Less

a) Items given under a) above 10%
£67.50 (say £70)

Market rent

£605.00 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. However, as the rent set is a reduction to the current rent, any delay in start is unnecessary. Therefore, the date specified in the Notice remains the effective date.

Decision

14. Therefore, the Tribunal determines the market rent at £605.00 per calendar month with effect from 24 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.