

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00BN/MNR/2026/0190
Property	77 Langdale Avenue, Levenshulme, Manchester M19 3WS
Tenant	Mughees Ahmad Chaudry
Tenant's Representative	Muhammad Ahsan Mughees
Landlord	B&A Properties
Landlord's Address	293 Slade Lane, Burnage, Manchester M19 2HR
Landlord's Representative	
Date of Application	27 March 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	£1250.00 per calendar month
Date the new rent takes effect	21 April 2026

REASONS FOR THE DECISION

Background

1. On 04 March 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1400.00 per calendar month(pcm) in place of the existing rent of £1220.00 pcm to take effect from 21 April 2026.
2. On 27 March 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 21 July 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 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 traditional, mid-terraced house, offering the following accommodation:

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

Outside: Front and rear yards.

The Property benefits from central heating, double glazing and carpets throughout.

The Property is situated in the Levenshulme area of Manchester within close proximity of amenities. Manchester City Centre is approximately 4 miles to the north west.

Evidence

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

The Tenant.

11. The Tenant made the following comments:

- a) The Tenant commented on issues with black mould that they constantly had to keep cleaning away.
- b) They provided photographic evidence of the current state of the Property.
- c) They noted that a friend opposite paid only £1100 pcm for a semidetached property and that they believed £1250 pcm was the maximum rent achieved in the area.

12. In terms of rental evidence, the Tenant had provided an extract from one of the property portals which showed a similar property to the Property on the same street advertised at £1250 pcm.

The Landlord

13. The following comparables from the Rightmove property portal were provided by the Landlord:

- a) Elmsworth Avenue, Levenshulme. Three bedroom end terrace house. Advertised at £1450 pcm
- b) Westminster Street, Levenshulme. Three bedroom semidetached house. Advertised at £1400 pcm.
- c) Mayford Road, Levenshulme. Three bedroom end terrace house. Advertised at £1450 pcm.
- d) Broom Lane, Levenshulme. Three bedroom terraced house. Advertised at £1300 pcm.

Determination and Valuation

14. The Tribunal considers the comparables provided by the Landlord and Tenant are relevant to this matter. However, it was noted that the first three comparables provided by the Landlord were for properties refurbished to a much higher standard than normal. In terms of direct comparables, only Broom Lane and Langdale Avenue were considered directly comparable.

15. The photographic evidence of the condition of the Property identified a number of issues, including a "tired" kitchen and bathroom, that have clearly not been updated for a considerable period of time.

16. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Parties, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £1300.00 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 tired condition of the Property.

The full valuation is shown below:

Starting Rent

£1300.00 pcm

Less

- a) Items given under a) above 4%
say £50.00

Market rent

£1250.00 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 they will otherwise be caused undue hardship because their rent is part funded by Universal Credit. The only evidence provided is a copy of their Universal Credit statement.
14. As a result of our decision the rent will increase by £30 a month. Without detailed evidence, the Tribunal finds that no hardship would be caused and the date specified in the landlord's notice stands.

Decision

15. Therefore, the Tribunal determines the market rent at £1250.00 per calendar month with effect from 21 April 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.