

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00BL/MAN/2026/0285
Property	Flat 2, 56 Bromwich Street, Bolton BL2 1JE
Tenant	Ifiok & Kafilat Archibong
Tenant's Representative	
Landlord	Riverlow Group
Landlord's Address	Unit 4, Fountayne Business Centre, Broad Lane, London N15 4AG
Landlord's Representative	Red Fox Estate Limited
Date of Application	15 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 Ms J Chisholm
Date of Decision	11 August 2026
Rent Determined	£775.00 per calendar month
Date the new rent takes effect	18 June 2026

REASONS FOR THE DECISION

Background

1. On 29 April 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £875.00 per calendar month(pcm) in place of the existing rent of £695.00 pcm to take effect from 18 June 2026.
2. On 15 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 18 January 2023. 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 three storey converted house, offering the following accommodation:

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

Outside: Garden.

The Property benefits from gas central heating, carpets throughout, cooker, washing machine, fridge and double glazing.

The Property is situated in Bolton within close proximity of amenities. Bolton City Centre is approximately 1/2 mile 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) They believe that the notice is invalid as the previous rent increase was less than 52 weeks ago and only 1 month's notice was provided.
- b) They indicate that the fridge provided is not in use and the garden is unsafe due to flying objects (although it is unclear what this means).
- c) The bathroom floods every time the shower is used, requiring constant mopping.

12. In terms of rental evidence, the Tenant had provided extracts from several property portals which showed similar properties to the Property with rents ranging from £573.00 to £670.00 pcm.

The Landlord

13. The Landlord referred to the cost of their bridging loan as the requirement to increase the rent on the Property.

14. In terms of rental evidence, the Landlord had provided an extract from what appeared to be a property management system which showed similar properties to the Property with rents ranging from £750.00 to £900.00 pcm. All but one of the properties only had a "Market Price". The final one property had a "Rented For" figure.

15. The following comparables were provided by the Landlord:

- a) 36 Clivedale Place, Bolton. Two bedroom, purpose built flat. Rented for £750.00 pcm in July 2025.

Determination and Valuation

16. The Tenant questioned the validity of the notice for two reasons. Firstly, for being too soon after the previous review and secondly, for not providing the requisite notice period. No evidence was provided to support the first reason. For the second reason, as the notice was served before 01 May 2026, the previous rules applied and only one month's notice is required. However, as the notice was served prior to 01 May 2026, this Tribunal does not have jurisdiction to determine the validity of the notice. If the Tenant wishes to pursue that issue, they will need to apply to the County Court.

17. The only true comparable is the Clivedale Place property. However, the agreed rent is from nine months prior to the notice date. Further, it is for a flat within a purpose built development, rather than a conversion.

18. 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.

19. As no evidence was provided to support the comments around maintenance, the Tribunal makes the finding that no deductions are required from the market rent.

Market rent

£775.00 pcm

Undue hardship

20. 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.
21. The Tenant has asked the Tribunal to fix a later starting date in this case. He says he will otherwise be caused undue hardship because his income is low and the rent is a significant part of that income. However, no evidence was provided to support this.
22. The Tribunal finds there is no undue hardship and the date in the Landlord's notice stands.

Decision

23. Therefore, the Tribunal determines the market rent at £775.00 per calendar month with effect from 18 June 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.