

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00BR/MNR/2026/0328
Property	78 Velveteen Crescent, Worsley, M28 3ZQ
Tenant	Jibril Ahmed & Amy Cordina
Tenant's Representative	
Landlord	The PRS REIT (LGIM) Investments LLP
Landlord's Address	c/o Stafford Court, 145 Washway Road, Sale, M33 7PE
Landlord's Representative	Ascend Properties Ltd
Date of Application	05 June 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	13 August 2026
Rent Determined	£1375.00 per calendar month
Date the new rent takes effect	07 June 2026

REASONS FOR THE DECISION

Background

- 1) On 08 April 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1420.00 per calendar month(pcm) in place of the existing rent of £1375.00 pcm to take effect from 07 June 2026.
- 2) On 05 June 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 June 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 terraced house, offering the following accommodation:

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

Outside: Garden.

The Property benefits from central heating, double glazing and wood floors.

The Property is situated in the Walkden area of Greater Manchester within close proximity of amenities. Bolton 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 property only has one bathroom, as opposed to the generic details provided by the Landlord which suggest two.
- b) There have been several issues which took excessive time to get repaired but have now been resolved. This should be taken into account when considering the rental value.
- c) There is no off street parking and room sizes are smaller than comparable homes on the same street.

12) In terms of rental evidence, the Tenant the following comparables:

- a) Velveteen Crescent. Three bedroom, two bathroom, terraced house. Advertised at £1410.00 pcm.
- b) Heyfields, Worsley. Three bedroom, one bathroom, terraced house. Advertised at £1350.00 pcm.
- c) Heyfields, Worsley. Three bedroom, one bathroom, terraced house. Let agreed at £1325.00 pcm.
- d) Velveteen Crescent. Three bedroom, two bathroom, semi-detached house. Advertised at £1550.00 pcm.

13) Other comparables were provided but with fewer details that made them less useful for consideration of the market rent.

The Landlord

14) The Landlord made the following comments:

- a) They indicated that the property came with an allocated parking space and provided a plan to show this.
- b) They challenged the timelines referred to in the Tenant's submission for the repairs.

15) The following comparables were provided by the Landlord:

- a) Velveteen Crescent. Three bedroom house, referred to as an identical unit. Rent £1445.00 pcm
- b) 2 x Velveteen Crescent. Three bedroom house, referred to as an identical unit. Rent £1425.00 pcm
- c) 2 x Velveteen Crescent. Three bedroom house, referred to as an identical unit. Rent £1420.00 pcm.

- d) Quarrymans View. Three bedroom, semi-detached house. Similar size, specification style to this unit. Rent £1435.00 pcm

Determination and Valuation

- 16) With regard to the issue of the repairs, both parties agree that the repairs have been completed before the valuation date. Therefore, there is no relevance to this decision.
- 17) The Tribunal considers all of the comparables provided by both parties to be of use to this decision. However, given that the Landlord has provided an indicative property brochure for a different property (one that has two bathrooms) and provided little information as to the details of each property, it is difficult to provide much weight to that evidence. The last comparables given by both parties are for a semi-detached properties and are given the least weight in determining the rental value. The Tenant has given more detail on each property, specifically how many bathrooms and parking availability. Hence, the Tribunal has found these the most useful in coming to a decision.
- 18) Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by both parties, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £1375.00 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) There are no reasons to make any deductions from the market rental value.

Market rent

£1375.00 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 suggested there would be hardship but provided no evidence. Further, the market rental has been set at the current level of rent that the Tenant is paying.
14. The Tribunal finds that there is no hardship and the effective date in the notice stands.

Decision

15. Therefore, the Tribunal determines the market rent at £1375.00 per calendar month with effect from 07 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.