

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00BR/MRA/2026/0061
Property	2 Mullineux Street, Worsley, Manchester, M28 3YR
Tenant	Fayez Ahmed and Nadira Khanom
Tenant's Representative	None
Landlord	The PRS REIT Holyoake General Partner Limited
Landlord's Address	c/o Ascend Properties Stafford Court 145 Washway Road Sale, M33 7PE
Landlord's Representative	Ascend Properties
Date of Application	16 July 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Judge S Wickham Tribunal member Mr H Thomas FRICS
Date of Decision	3 September 2026
Rent Determined	£1295.00 per calendar month
Date of Valuation	27 August 2026

Date the new rent takes effect	27 September 2026
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REASONS FOR THE DECISION

Background

1. On 27 May 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1465.00 per calendar month(pcm) in place of the existing rent of £1235.00 pcm to take effect from 27 August 2026.
2. On 16 July 2026, under Section 14 (A3) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of an open-market rent.
3. The tenancy commenced on 27 August 2025. 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.

Hearing

8. Neither party requested an oral hearing or inspection of the Property. 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 modern end-terrace house, known as the "Grantham" house type, forming part of a contemporary residential development, offering the following accommodation:

Property: Entrance hall, living room, kitchen/dining room, cloakroom/WC, three bedrooms and bathroom/WC.

Outside: Front and side gardens.

The Property benefits from gas central heating, double glazing, front and side gardens and off-road parking.

The Property is situated in a modern residential development at Worsley, Greater Manchester.

Evidence

10. The parties completed the relevant MR1 (tenant), MR2 (landlord) and MR3 (tenant's reply).

The Tenant

11. The Tenant made the following comments:
 - a) The Tenant confirmed that they had repainted and restored the front door at the Property, and had installed curtain poles.
 - b) The Tenant asserted the living room ceiling was damaged following a leak, and the bedroom carpet was worn and poorly fitted.
12. The Tenant provided screen shots of the following comparables:
 - a) A semi-detached property on Keepers Walk advertised for let by the Landlord at £1230 pcm
 - b) A terraced property at Millcrest Close, Worsley advertised for let at £1,250 pcm

- c) A terraced property at Yarnside Close, Atherton advertised for let by the Landlord for £1245 pcm
- d) A semi-detached property on Dovecote Lane, Little Hulton advertised for let for £1250 pcm
- e) A “Grantham” style property, the same as the Property, at Riverdale Road, Liverpool advertised for let for £1270 pcm

The Landlord

13. The Landlord made the following comments:

- a) The Landlord confirmed that only three maintenance issues had been raised by the Tenant during the tenancy, all of which it asserted were attended to and resolved.
- b) The Landlord confirmed no complaints had been made to it by the Tenant.

14. The following comparables were provided by the Landlord:

- a) A semi-detached property on Devonian Close (on the same estate as the Property, which the Landlord states is an identical style unit to the Property) let for £1385 in June 2026.
- b) A detached property on Mullineux Street (on the same estate as the Property, which the Landlord states is an identical style unit to the Property) let for £1,300 as a concessionary rent due to size of the increase to market rent of £1485 pcm.
- c) A semi-detached property on Mullineux Street (on the same estate as the Property, which the Landlord states is an identical style unit to the Property) advertised for let for £1485 pcm.
- d) A semi-detached property at Cherry Wood Close advertised for let for £1650 pcm, which the Landlord states is a similar style and specification unit located close to the Property.

- e) A semi-detached property on Herringbone Road advertised for let for £1700 pcm, which the Landlord states is a similar style and specification unit located close to the Property.
- f) A historic listing of a terraced property on Manchester Road let in November 2025 for £1500 pcm, which the Landlord states is a similar style and specification unit located close to the Property.

Determination and Valuation

- 15. Under section 14(1) of the Housing Act 1988 (as amended), the Tribunal is required to determine the rent at which the Property might reasonably be expected to let in the open market by a willing Landlord at the beginning of the new period specified in the Landlord's notice. Relevant Tenant improvements or failure of the Tenant to comply with the terms of the tenancy are to be disregarded. Historic issues relating to the tenancy or the personal circumstances of the Landlord are not taken into account. The personal circumstances of the Tenant are only considered if an application for hardship has been made.
- 16. Relying on its own expertise and general knowledge of rental values in the area, and the comparables provided by the Landlord/the Tenant, the Tribunal considers that the market rent of the subject Property assuming it was in a reasonable state of repair and condition would be in the order of £1295 pcm. This is the rent we would expect the property to let for in the open market at the valuation date and if it was in the same general condition as the comparable properties and assuming the provision of the white good included within the tenancy.
- 17. The Tribunal considered all of the comparable evidence provided by the parties. The Tribunal attached limited weight to the property at Cherry Wood Close because it benefited from features not present at the Property, including a garage and a larger front garden and driveway. The Tribunal also attached limited weight to the property at Herringbone Road because it provided two bathrooms and was advertised with an incentive of one month's rent free. More generally, the Tribunal noted that a number of the Landlord's comparables were advertised with incentives, including a rent-free period, and/or had remained on the market for a number of weeks. The Tribunal therefore treated the advertised rents with some caution and did not assume that they reflected the rents ultimately achieved in the market.
- 18. From this level of rent, the Tribunal has not made adjustments. The Tribunal acknowledges that there are minor repairs required and that minor improvements have been carried out, but the Tribunal considers these are de minimis.

Open-Market Rent

£ 1295.00 pcm

Undue hardship

19. The new rent takes effect from the date which is the beginning of the first new period of the tenancy which begins on or after the date of the determination 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 two months after it makes its determination.
20. The Tenant has asked the Tribunal to fix a later starting date in this case. The Tenant says that they would suffer undue hardship because the increase would affect their ability to manage debts and household finances.
21. The Landlord did not respond to the Tenant's application for postponement due to hardship.
22. The threshold for demonstrating undue hardship is high. The Tenant has produced limited evidence to support their submissions, being a credit card statement dated 16 June 2026 showing a balance of £4,798.22. On the basis of the evidence provided, the Tribunal considers that for the increase to take effect from the date the Tribunal makes its determination would not cause undue hardship and does not fix a later starting date.
23. The Tribunal determines the new rent amount at £1295.00 per calendar month, with effect from 27 September 2026, which is the beginning of the first new period of the tenancy which begins on or after the date of the determination.

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 after 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.