

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00CA/MNR/2026/0169
Property	50a Bridge Road, Litherland, Liverpool L21 6PH
Tenant	Gary Mullarkey
Tenant's Representative	
Landlord	Ziv Lach Ltd
Landlord's Address	Unit 7, Newton Court, Pendeford Business Park, Wolverhampton WV9 5HB
Landlord's Representative	Concentric Sales and Lettings
Date of Application	25 March 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Tribunal Judge Angela Davies Tribunal Member Aisling Ramshaw MRICS
Date of Decision	11 September 2026
Rent Determined	£700 per calendar month
Date the new rent takes effect	29 August 2026

REASONS FOR THE DECISION

Background

1. On 18 March 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £850 per calendar month (pcm) place of the existing rent of £625 pcm to take effect from 29 April 2026.
2. On 23 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 29 September 2022 for a term of 16 months. The rental period is a calendar month.

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, curtains 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. The Tenant requested an oral hearing. The Tribunal has considered this case on the basis of evidence and representations at the hearing, the papers provided by the parties and its own knowledge and specialist expertise.

9. At the hearing Mr Mullarkey represented himself and the Landlord was represented by Ms Procter of Concentric Sales and Lettings.

The Property

10. The Tribunal was not asked to inspect the property and did not consider it necessary to do so in order to determine the market rent.
11. The Property is a two bedroomed duplex above commercial premises (accountants). There is additional living accommodation in the roof space.
12. Access is via a private rear passageway and internal staircase.
13. The property was let unfurnished and with no white goods save a cooker. The Landlord provided rugs over the hard floors.

Evidence

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

The Tenant.

15. The Tenant made the following comments:

There is damp in the property. Lack of insulation – no loft insulation. Ceiling fractured above kitchen due to weight of rubble left there. There is no fire escape. The windows are poor quality. There are increasing cracks in the walls. The Tenant provided details of emails reporting disrepair and says the present Landlord has carried out internal patch repairs .

The Tenant says he has repaired the damp in the front box room wall when landlord failed to do so. He has put blackout blankets over windows in two bedrooms due to draughts and cold. He has repaired damp under both living room and bathroom windows and has tried to paint over the damp areas of the kitchen. He has replaced locks on the gate twice.

The Tenant has provided the following comparable rents

Seaforth Road, 3 bedrooms, asking rent £695 pcm, let agreed – rent unknown
Seaforth Road, 3 bed terraced house, asking rent £695 pcm
Prior Street, Bootle, 2 bed terraced house, asking rent £625, let agreed – rent unknown.

The Tenant says that the Landlord's comparable properties have all been fully renovated. The subject Property is on/near busy main roads.

The Landlord

16. The Landlord says that disrepair has not been reported since he purchased the property in 2024. The proposed rent of £850 reflects an offer or valuation the Landlord says he has received from Sefton Council, which told him that he could achieve that rent for the property.

Ms Proctor said that the rents locally were researched on Rightmove asking for rents for 2 bedroomed properties within 0.5miles of the Property's postcode. Asking rents in the area are provided by the Landlord's agent as follows -

Sefton Street, 2 bed modern flat, £895 pcm asking rent. Let agreed in 12 days, rent not known.

Gladstone Road, Seaforth, 3 bed flat with garden in converted property, £850 asking rent. Let agreed in 7 days, rent not known.

Palmerstone Drive, Litherland, 2 bed flat with yard £795 asking rent. Let agreed in 17 days, rent not known

Sefton Road, Litherland, 2 bed duplex, asking rent £775. Let agreed in 32 days, rent not known.

Determination and Valuation

17. The Tribunal is tasked with determining the current market rent of the property and its rent valuation is not subject to regulatory limits or increases permitted by contract.
18. Reviewing the parties' comparables, the Tribunal found the Landlord's comparables to be for modern flats or for properties with outside spaces, and generally too unlike the Property, save for the 2 bedroomed duplex in Sefton Road. The asking rent for this property was £775 but it was on the market for 32 days and the achieved rent is not known.
19. The Tenant's comparables in Seaforth Road (asking rents £695 for three bedroomed properties) were considered to be more similar to the Property. The Bootle property, which is some 4.5 kilometres distant, was considered to be too far away to be helpful.
20. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Tenant and Landlord, the Tribunal considers that the market rental of the subject Property modernised and in tenantable repair would be in the region of £725 per week. 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. The rent reflects the poor access to the Property and the lack of any outside area.

21. From this level of rent, the Tribunal has made an adjustment for work needed to the draughty windows and the lack of white goods.

Although the Tribunal heard evidence of past disrepair there was no evidence of current disrepair at the Property following work done there earlier this year by the Landlord. The Tenant has decorated and the Property appears from the photographs to be in generally good condition with modernised kitchen and bathroom.

Market rent	£725 pcm
Adjustment for white goods and window upgrade	£25
Rent payable	£700 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.
22. The Tenant has asked the Tribunal to fix a later starting date and says that the proposed rent would be unaffordable and he would be rendered homeless. He was not able to provide supporting evidence of his financial affairs but says that he is unable to work due to awaiting operations on his arms.

The Tribunal finds that no evidence of financial hardship has been provided but that the Tenant is reliant on benefits. He told the Tribunal that the Local Housing Allowance for the Property is currently £500 pcm. In view of the time that has elapsed since the proposed start date (29 April), the Tribunal finds it appropriate to set the start date for the new rent at 29 August 2026.

Decision

23. Therefore, the Tribunal determines the market rent at £700.00 per calendar month with effect from 29 August 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.