

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00BN/MNR/2026/0187
Property	37 Chudleigh Road, Crumpsall, Manchester, M8 4PW
Tenant	Jilani Rathore and Adeela Rathore
Tenant's Representative	
Landlord	Mohammed Nawaz
Landlord's Address	c/o 404 Cheetham Hill Road, Manchester, M8 9LE
Landlord's Representative	Silverdale Solicitors
Date of Application	20 April 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr S Wanderer MRICS – Chair Ms J Chisholm
Date of Decision	23 September 2026
Rent Determined	£900.00 per calendar month
Date the new rent takes effect	4 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 £925.00 per calendar month(pcm) in place of the existing rent of £840.00 pcm to take effect from 4 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 shorthold tenancy commenced on 4 August 2024 for a term of 12 months. The rental period is monthly. The proposed increase would be the first rent increase since the tenancy commenced.

Allocation of Repairs between Landlord and Tenant.

4. As per tenancy agreement and 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. The Tenant does not pay any service charges. The Property is let unfurnished.

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. N/A.

Inspection/Hearing

8. A hearing was held on 23 September 2026 via video link. In attendance were the Tenant and the Landlord's representative, Mr Jawad Amin of Silverdale Solicitors.
9. No inspection of the Property was carried out by the Tribunal, which relied instead upon the written, photographic and oral submissions of the parties, considered in light of the Tribunal's own knowledge and specialist expertise.

The Property

10. The Property is a mid-terrace house providing the following accommodation:

Ground Floor: living room, kitchen

First Floor: 3 bedrooms, bathroom

Outside: double driveway to front, rear garden

The Property is situated in the Crumpsall area of Manchester, close to amenities. Manchester city centre is approximately 3 miles to the south.

Evidence

11. Both the Tenant and the Landlord returned the Tribunal's Reply forms and made oral submissions at the hearing.

The Tenant

12. The Tenant noted a number of repair and maintenance issues including various areas of damp/mould, windows in poor condition, damage to floor and radiators in poor working condition.
13. No comparables were provided, but the Tenant submitted in writing that the rent should remain unchanged at £840 pcm.

The Landlord

14. The Landlord provided the following comparables in support of the proposed rent:
 - a. Kearsley Road £1,200 pcm
 - b. Maldwyn Avenue £1,300 pcm
 - c. Delaunays Road £1,295 pcm
15. The Landlord's representative provided evidence of remedial works being carried out to the property, including replacement windows and radiators. He acknowledged, however, that these works were undertaken after the effective date for the rent increased proposed in the Landlord's notice of increase.

Determination and Valuation

16. The Tribunal considered the comparable evidence provided by the Landlord.
17. 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 in good order would be in the order of £1,200.00 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 comparable properties.

18. From this level of rent, the Tribunal has made adjustments in relation to the following (noting that remedial works had not been carried out by the valuation date):

- a) Disrepair (evidence of damp/mould, windows, damage to floor, radiators)

The full valuation is shown below:

Starting Rent	
	<u>£1,200.00</u> pcm
<u>Less</u>	
a) Items given under a) above	£300.00

Market rent

£900.00 pcm

Decision

19. Therefore, the Tribunal determines the market rent at £900.00 per calendar month with effect from 4 June 2026, being the date specified in the Landlord's Notice of Increase.

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.