	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**MAN/00BY/MRA/2026/0047**
Property	**21 Palm Grove, Woolton, Liverpool, L25 8QP**
Tenant	**Amr Al Khateeb**
Tenant's Representative	
Landlord	**Darren Barwick and Adam Barwick**
Landlord's Address	**c/o Excello Law, One Derby Square, Liverpool, L2 9XX**
Landlord's Representative	
Date of Application	**10 July 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 H Dobby**
Date of Decision	**21 October 2026**
Rent Determined	**£1,072.50 per calendar month**
Date the new rent takes effect	**12 November 2026**

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REASONS FOR THE DECISION

Background

1. On 12 May 2026, the Landlord served a notice under Section 13(2) (as amended) of the Housing Act 1988 which proposed a new rent of £1,072.50 per calendar month(pcm) in place of the existing rent of £975.00 pcm to take effect from 12 September 2026.

2. On 10 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 12 September 2024. 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. The Tenant does not pay any service charges. The Property is let furnished.

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.

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 semi-detached bungalow providing the following accommodation:

   living room, kitchen, bathroom, 2 bedrooms
   Outside: front and rear gardens, driveway, garage

The Property is situated in the Woolton area of Liverpool, close to amenities. Liverpool city centre is approximately 6 miles to the west.

Evidence

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

The Tenant

11. The Tenant noted a number of repair and maintenance issues including to household appliances and furniture, carpet coming up at the edge in one room and a rusty radiator in the bathroom. In addition, the Tenant submitted that the living room is poorly insulated and very cold.

12. The Tenant provided no comparable evidence but submitted that the rent should be £900 pcm.

The Landlord

13. The Landlord addressed the condition issues raised by the Tenant, stating that some had not previously been reported. As regards the living room insulation, the Landlord pointed out that this room is a flat-roofed extension and was, of course, in this state at the time the Tenant first rented the property.

14. The Landlord provided a Best Price Guide which referred to the following comparables
    a. Watergate Way £1,200 pcm 2 bed bungalow
    b. High Street £1,150 pcm 2 bed cottage
    c. Woolton Village Centre £1,100 pcm 2 bed apartment

Determination and Valuation

15. The Tribunal considered the Landlord's comparables and noted that comparable (a) was most similar to the subject property.

16. Relying on its own expert, general knowledge of rental values in the area and the comparables provided by the parties, 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.

17. From this level of rent, the Tribunal has made adjustments in relation to the following:

    a) Poorly insulated living room
    b) General disrepair including damage to carpet and rusty radiator.

The full valuation is shown below:

Starting Rent		£1,200.00 pcm
Less		
a)	Items given under a) above	£50.00
b)	Items given under b) above	£25.00
Market rent		**£1,125.00 pcm**

Undue hardship

18. 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.

19. The Tenant has asked the Tribunal to fix a later starting date in this case. Only very limited information and no supporting evidence was provided as to the Tenant's financial position.

20. Whilst any significant increase in rent will inevitably cause some measure of hardship, in considering whether to exercise its discretion to postpone the rent increase, the question for the Tribunal is whether undue hardship will be caused. In this case, the Tribunal does not consider that a case for undue hardship is established. Accordingly, the new rent will take effect from the beginning of the first period of the tenancy following determination.

Decision

21. The Tribunal determines the new rent at the amount proposed by the Landlord of £1,072.50 per calendar month with effect from 12 November 2026 as this is lower than the open-market rent determined by the Tribunal.

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.