	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**MAN/00BQ/MRA/2026/0107**
Property	**12 Arkwright Avenue, Rochdale OL16 2BQ**
Tenant	**Mahien Rahman and Rizna Noor**
Tenant's Representative	
Landlord	**The PRS REIT (SW II) Investments LLP**
Landlord's Address	**c/o Ascend Properties, Stafford Court, 145 Washway Road, Sale M33 7PE**
Landlord's Representative	**Simple Life Homes**
Date of Application	**22 August 2026**
Type of Application	**Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Tribunal Judge A Davies** **Tribunal Member A Hossain MRICS**
Date of Decision	**5 October 2026**
Rent Determined	**£1290 per calendar month**
Date the new rent takes effect	**2 December 2026**

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REASONS FOR THE DECISION

Background

1. On 20 May 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1290 per calendar month (pcm) in place of the existing rent of £1030 pcm to take effect from 2 August 2026.

2. On 29 July 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 2 October 2020 for an initial period of one year. 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 Tenants are 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. There were no terms relevant to the level of rent.

Inspection and hearing

8. Neither party requested an inspection or hearing and the rent was determined on the basis of the papers.

The Property

9. The Property is a furnished three bedroomed terraced house with uPVC double glazing and central heating.

10. Integrated white goods, carpets and floor coverings were provided by the Landlord. The Tenant replaced the kitchen flooring which was damaged.

11. Externally, there is a rear garden and a driveway to the front.

Evidence

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

The Tenant.

13. The Tenant made the following comments:

I consider the market rent should be £1080 pcm. We accept that there will be a premium for a modern energy efficient property with parking, white goods and professional estate management. But the proposed rent is too high because
(a) The Landlord offered to accept £1185
(b) The third bedroom is very small
(c) New listings on the estate at £1285 - £1310 come with promotions such as £500 off the rent
(d) The comparables are newly decorated with fresh carpets and deep cleans, whereas this property has 6 years' wear and tear.

It is possible to obtain a 3 bedroomed terraced house in Rochdale for asking prices of £850 pcm, £925 pcm, £949, as shown in accompanying comparable advertisements.

The semi-detached properties among the Landlord's comparables, and the property with 2 bathrooms are not properly comparable to the Property under consideration.

The Landlord

14. The Landlord says –

We offer incentives with new tenancies to offset the costs of moving house. We also offer concessions where the market rent is significantly higher than the new tenant is already paying. The concession we offered the Tenant does not reflect our view of the market rent. We are confident that the proposed rent is the market rent, comparables are

Arkwright Avenue – 3 bedroomed, let on 30 January 2026 for £1315. This house has a slightly larger driveway and is semi-detached.
Arkwright Avenue – 3 bedroomed, let on 24 August 2026 for £1285. This has a slightly smaller driveway and garden.
Entwistle Road, Let after 26 January 2026, 3 bedroomed, semi-detached, £1300 pcm. This is about half a mile from the Property
Blake Street, let after 11 November 2025, 3 bedroomed semi-detached £1300 on the same estate and with the same amenities as the Property
Arkwright Avenue, advertised on 28 April 2026, terraced, 3 bedrooms, asking price £1310 pcm, slightly bigger floor area than the Property
Belfield Lane, 3 bedrooms, similar to the Property but with an additional bathroom, asking rent £1350 pcm.
On rent reviews for properties of similar size and with the same amenities we are achieving rents of £1335 to £1340 pcm.
The proposed rent is therefore fair and in line with market values.

Determination and Valuation

15. Relying on a careful appraisal of the information provided by the parties and its own expert, general knowledge of rental values in the area, the Tribunal considers that the market rental of the subject Property modernised and in tenantable repair would be in the region of £1290 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, floor coverings and curtains provided by the landlord.

16. From this level of rent, the Tribunal has no evidence of disrepair or other cause to make any adjustment.

Market rent **£1290 pcm**

Rent payable **£1290 pcm**

Undue hardship

17. The new rent takes effect from the start of the next rental period following the Tribunal's 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 the date on which the Tribunal makes its determination.

18. The Tenant has asked the Tribunal to set a later start date because: "an increase of over 25% will strain the fully committed family budget under an active PayPlan

debt management plan. Our disposable income is strictly allocated to agreed creditor payments. A sudden high rent increase would disrupt this. If a higher rent is fixed, we need it to be delayed to allow time for the repayment terms to be formally reassessed".

19. The Landlord made no comment on this application. To allow for a reassessment of the debt management plan the Tribunal has delayed the start of the new rent by one month.

Decision

Therefore, the Tribunal determines the market rent at £1290 per calendar month with effect from 2 December 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.