	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**MAN/00BY/MNR/2026/0251**
Property	**676a Aigburth Road, Liverpool, L19 0NY**
Tenant	**Rebwar Ahmed Marouf**
Tenant's Representative	**None**
Landlord	**Tazeen Hasan**
Landlord's Address	**39 Sparrowhawk Close, Runcorn, Cheshire WA7 2QD**
Landlord's Representative	**None**
Date of Application	**29 April 2026**
Type of Application	**Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Colin Green (Legal Chairman)** **Huw Thomas FRICS (Valuer Member)**
Date of Decision	**26 October 2026**
Rent Determined	**£700.00 per calendar month**
Date the new rent takes effect	**26 October 2026**

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REASONS FOR THE DECISION

Background

1. Under a tenancy agreement between the parties (copy supplied undated), an assured tenancy was granted of the Property for a term from 5 June 2022 to 5 June 2023. The rental period is monthly.

2. On 24 March 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,050.00 per calendar month (pcm) in place of the existing rent of £550.00 pcm to take effect from 6 May 2026.

3. On 29 April 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.

Allocation of Repairs between Landlord and Tenant

4. As per the tenancy agreement and section 11 of the Landlord and Tenant Act 1985.

Services Charges or furniture provided by Landlord (other than any carpets and curtain and white goods specified below) and the costs relating to the same

5. No service charge but furniture supplied, since replaced by the Tenant.

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. The Tribunal has considered this case and is satisfied that it can properly consider this case based on the papers

provided by the parties, the inspection, and its own knowledge and specialist expertise.

The Property and Inspection

9. The Tribunal carried out an inspection of the Property on the morning of 26 October 2026 in the presence of the Landlord and the Tenant.

10. The Property is a three-bedroom, first and second floor maisonette with a bathroom, kitchen and living room. There is central heating and double glazing throughout. The Property is located on a busy main road above a hot food take-away shop and access is gained from an alleyway at the rear with an alley gate.

11. The Tribunal noted the following value-significant matters on the inspection.

a) The bathroom has no extractor fan and there is evidence of leakage from the roof with old stains on the ceiling.

b) In the front bedroom there is water leakage to the window frame.

c) The electrical installation at the Property is dated and requires upgrading or renewal. The consumer unit does not meet current standards.

d) The timber access steps at the rear are deteriorating and are not fire resistant. They are slippery when wet and considered unsafe.

Evidence

12. The parties completed the relevant Rents 1 (Tenant) and Rents 1A (Landlord) forms.

The Tenant

13. The Tenant considers that the rent should remain at £550.00 pcm. He and his wife and their three-year old child are a small family, and such rent seems fair in the circumstances.

14. In terms of rental evidence, no comparables have been provided by the Tenant.

The Landlord

15. The landlord disagrees that the rent should remain at £550.00 pcm. The current rent has remained unchanged since 2022 and is substantially below current market rent levels for comparable three-bedroom properties within the L19 area. The proposed rent is based on current market evidence, including independent estate agent rental valuations obtained in March 2026, comparable local rental properties, and the size, layout and condition of the Property.

16. The following comparables were provided by the Landlord:

a) Eton Court, Liverpool, L18, a three-bedroom maisonette, advertised at £1,150.00 pcm;

b) Rose Lane, Mossley Hill, L18, a three-bedroom maisonette, advertised at £1,150.00 pcm;

c) Colton Road, Liverpool L25, a three-bedroom flat, advertised at £1,300.00 pcm.

17. In addition, there is the following evidence:

a) An email of 10 March 2026 from Atlas Estate Agents, which states that after thoroughly researching current market trends and having let many similar properties in the local area, it is estimated that the Property would let for between £1,000.00 and £1,050.00 pcm.

b) An email of 13 March 2026 from Marshall Property, which recommends bringing the Property to the lettings market for £1,100pcm.

c) An email of 10 March from Michael Kent at Jones & Chapman, which states:

"For a 3-bedroom apartment of this size in this location I would recommend a maximum rental valuation of £950PCM. This valuation is based on the size and condition of the apartment in comparison to others that have let on the market in a 1-mile radius within the past 3 months.

The valuation is slightly lower than some other apartments due to the entrance being accessed through the alley gate, properties on the same road experienced with the same access route have previously struggled to attract a large number of tenants due to this feature. The properties that we have compared this too, which have the same access requirement also let between £850.00 PCM and £950.00 PCM The property itself is in fair condition, with a few minor issues noted."

Determination and Valuation

18. Under section 14(1) of the 1988 Act, 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 (see below).

19. In respect of the Landlord's comparables, for the following reasons the Tribunal does not consider they are a reliable guide to a market rent for the Property.

a) Eton Court is a 1960s purpose-built block of flats, very different from the Property.

b) Rose lane is located above an Estate Agent's offices, rather than a fast-food shop, and is in better location and close to a station.

c) Colton Road is a furnished property but in a far better location than the Property.

20. Of the three estate agents' reports obtained by the Landlord, that of Jones & Chapman is to be preferred as it has had regard to the location and other specifics of the Property, and as a general guide the figure of £850.00 to £950.00 pcm seems correct. The Tribunal considers that a figure towards the lower end of that range would be appropriate if the Property was in good condition, say £875.00.

21. From that figure the Tribunal has made a reduction in respect of the matters referred to at paragraph 11 above, amounting to 20 per cent (£175.00) producing a final figure of £700.00 pcm. There are no valuation formulas or tables for quantifying such adjustments. They are based on the Tribunal's estimation of the reduction which would be negotiated to reflect the condition of the Property as of the valuation date of 6 May 2026, using its expert, general knowledge of such matters.

Undue hardship

22. The new rent takes effect from the date specified in the Landlord's Notice of Increase (6 May 2026) 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 (26 October 2026).

23. The Tenant has relied on undue hardship in this case, stating that the proposed new rent of £1,050.00 is very high and not fair. In support he has provided a payslip dated 30 September 2025 showing a monthly income of £952.38.

24. The Landlord replied on the issue of hardship by reiterating the case for an increase in rent to £1,050.00, which does not address the issue of the Tenant's hardship.

25. Although the payslip is over a year old, and there is no mention of child benefits or any other source of household income, the Tribunal is of the view that an additional £150.00 pcm from the previous rent of £550.00 pcm, backdated to 6 May 2026 would cause undue hardship, and accordingly sets the starting date for the new rent as 26 October 2026, the latest date by which it can postpone the increase.

Decision

26. Therefore, the Tribunal determines the market rent at £700.00 pcm with effect from 26 October 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.