	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**MAN/00BY/MRA/2026/0112**
Property	**78 Pendennis Street, Liverpool, Merseyside, L6 5AQ**
Tenants	**Hussein Sayed Azzam & Hend Shehata Ragab Mohamed Tantawy**
Tenants' Representative	**None**
Landlord	**Mango BFB (UK) Limited**
Landlord's Address	**C/O Expert Property Shop, 85 Bridge Street, Worksop, Nottinghamshire S80 1DL**
Landlord's Representative	**Expert Property Shop**
Date of Application	**7 August 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	**£770.00 per calendar month**
Date the new rent takes effect	**12 November 2026**

© CROWN COPYRIGHT

REASONS FOR THE DECISION

Background

1. Under a tenancy agreement between the parties dated 10 November 2021, an assured tenancy was granted of the Property for a term of 6 months commencing on 12 November 2021 and thereafter as a monthly contractual periodic tenancy. The rental period is monthly with rent payable in advance on the twelfth day of each month.

2. On 8 June 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 (as amended) which proposed a new rent of £850.00 per calendar month (pcm) in place of the existing rent of £750.00 pcm to take effect from 12 August 2026.

3. On 7 August 2026, under Section 14 (A3) of the Housing Act 1988, the Tenants referred the Landlord's notice proposing a new rent to the Tribunal for determination of an open-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. 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.

Hearing & Inspection

8. Neither party requested a hearing or inspection. The Tribunal is satisfied that it can properly consider this case based on the papers provided by the parties and its own knowledge and specialist expertise.

The Property

9. The Property is a three-bedroom terrace house with a living room and kitchen on the ground floor and a bathroom/WC of the first floor. There is a small yard at the rear. There is gas central heating, double glazing, carpets, laminate floors and tiles.

Evidence

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

11. The evidence and submissions of the parties are best considered under the following heads.

Condition of the Property

12. Section 5 of the Tenants' evidence bundle of 12 August 2026 sets out unresolved repair and condition issues with photographs of the interior and descriptions of the issues. In summary, these consist of the following.

a) Kitchen electrical/wall damage followed electrical repair work carried out by the Landlord's contractor which remains unfinished.

b) In respect of a bedroom wall, damaged wall finish/cracking/patching requiring repair and redecoration.

c) In respect of a bedroom (which may be a different bedroom(s)), loose/peeling textured ceiling paper/finish and staining/marks near the junction, and ceiling/wall junction - long crack/open joint and visible staining/marks near the blind/window area.

13. The Landlord did not respond on these issues and did not provide an up to date electrical certificate.

Comparables

14. In terms of rental evidence, the Tenants provided the following summary with commentary on a Rightmove search of asking rents:

2. Comparable rental evidence

The following Rightmove adverts are included as comparable asking rent evidence. The strongest comparables are the terraced 3-bedroom properties advertised at GBP 750 pcm, particularly where the advert describes the property as renovated or well-presented.

Ref	Property / source	Advertised rent	Why relevant	Limitations / notes
C1	Jason Street, Liverpool - 3-bed apartment, 1 bath, 657 sq ft. Advert says close to amenities and bus stops.	GBP 650 pcm	Shows a 3-bedroom property in the wider local market advertised substantially below GBP 850.	Weaker comparable because it is an apartment, not a terraced house, and may not be as close as the strongest examples.
C2	22 Westcott Road, Liverpool L4 2RF - terraced, 3 beds, 1 bath, furnished.	GBP 750 pcm	Strong comparable: 3-bedroom terraced property at the current rent level. Advert describes it as beautifully renovated, fully furnished, with a brand-new kitchen, updated heating/electrical systems and quality furnishings.	Best comparable in this bundle if accepted as similar enough in location/size.
C3	23 Dewsbury Road, Liverpool L4 2XE - advert summary shows terraced, 3 beds, 1 bath, furnished.	GBP 750 pcm	Potential supporting comparable at the current rent level.	Use cautiously: the description text says 2-bedroom even though the advert summary shows 3 bedrooms.
C4	62 Greenleaf Street, Liverpool L8 0RB - terraced, 3 beds, 1 bath, furnished.	GBP 750 pcm	Supporting comparable: 3-bedroom terraced property at GBP 750 pcm. Advert describes a modern kitchen and well-presented/beautiful home.	Further away than the strongest example, but still useful supporting market evidence.

The tenant relies most strongly on 22 Westcott Road and 62 Greenleaf Street because they are advertised as terraced 3-bedroom properties at GBP 750 pcm. The Jason Street apartment is included only as wider market evidence. Dewsbury Road is included only as secondary evidence due to the inconsistency between the advert summary and description.

15. The Tenants asked the Tribunal to consider the following when assessing the open market rent.

- The proposed rent of £850.00 pcm is £100.00 pcm higher than the current rent and higher than several nearby advertised comparable properties included in the evidence bundle.

- At least two of the supporting adverts show terraced 3-bedroom properties advertised at £750.00 pcm.

- Some comparable properties are described by their agents as renovated, modern, furnished and/or in immaculate or well-presented condition.

- The Property has unresolved repair and redecoration issues, including damaged/unfinished kitchen wall, areas around sockets and deteriorated wall/ceiling finishes in bedrooms.

- The external appearance and certain internal areas appear dated when compared with the marketing descriptions and images of the comparable properties.

16. The rent proposed by the Tenants is the same as the current rent: £750.00 pcm.

17. The Landlord did not provide any comparables in response but proposed a rent of £795.00 pcm rather than £850.00 pcm.

Determination and Valuation

18. Under section 14(1) of the 1988 Act (as amended), 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 Tenants 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 Tenants are only considered in respect of the date of commencement of the new rent if an application for hardship has been made (which is not the case here).

19. The Tribunal agrees with the Tenants that 22 Westcott Road is the best comparable, being 0.15 miles from the Property. Nevertheless, that is a flat fronted terrace house whereas the Property is bay fronted with steps. Therefore, the Tribunal considers that £795.00 pcm is a more realistic estimate of the market rent for the Property if in good condition.

20. To this figure a deduction of £25.00 pcm must be made having regard to the matters set out at paragraph 12 above, producing a final figure of £770.00 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 12 August 2026, using its expert, general knowledge of such matters.

Decision

21. Therefore, the Tribunal determines the new rent at £770.00 pcm with effect from 12 November 2026 which is the beginning of the first new period of the tenancy which begins on or after the date of the determination (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.