	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**MAN/00BR/MNR/2026/0120**
Property	**104 Campbell Road, Swinton, Manchester, M27 5GQ**
Tenant	**Fahed Bizzari & Farheen Bizzari**
Tenant's Representative	
Landlord	**Christopher Jermaine Bevelle and Jannah Bevelle**
Landlord's Address	**54 Bury New Road, Prestwich, Manchester, M25 OJU**
Landlord's Representative	**Martin & Co.**
Date of Application	**11 March 2026**
Type of Application	**Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Mr S Wanderer MRICS – Chair** **Mr A Macpherson**
Date of Decision	**11 November 2026**
Rent Determined	**£2,525.00 per calendar month**
Date the new rent takes effect	**15 May 2026**

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REASONS FOR THE DECISION

Background

1. On 14 January 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,625.00 per calendar month (pcm) in place of the existing rent of £2,500.00 pcm to take effect from 15 May 2026.

2. On 11 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 15 August 2024 for a term of 12 months. The rental period is monthly.

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. The Tribunal panel inspected the Property on 11 November 2026 in the presence of the Tenant. The Landlord was provided notice of the inspection but did not attend.

9. A hearing was held via video link later the same day attended by the Tenant and the Landlord together with the Landlord's Representative.

10. The Tribunal has considered this case on the basis of the papers provided by the parties and oral submissions together with the Tribunal's inspection and its own knowledge and specialist expertise.

The Property

11. The Property is a modern end-terrace house providing the following accommodation:

    Ground Floor: WC, living room, utility, kitchen
    First Floor: 2 bedrooms, family bathroom
    Second Floor: 2 bedrooms, en-suite bathroom
    Outside: front and rear gardens, driveway

    The Property is situated on the Brackens development in Swinton, close to amenities. Manchester city centre is approximately 5 miles to the east.

Evidence

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

The Tenant

13. The Tenant provided the following comparables, submitting that the market rent for the Property should be £2,100 pcm:
    a. Lakefield Gardens £2,300 pcm
    b. Merino Grove £2,200 pcm
    c. Arkwright Way £2,100 pcm
    d. Arkwright Way £1,500 pcm

The Landlord

14. The Landlord referred to the following comparables
    a. Silk Mill Street £2,800 pcm
    b. Bandy Fields Place £2,680 pcm
    c. Martin Street £2,947 pcm
    d. Rostherne Street £2,514 pcm
    e. Redcliffe Drive £2,600 pcm
    f. Highfield Drive £2,700 pcm

Determination and Valuation

15. The Tribunal considered the comparable evidence provided by both parties. On balance, the Tribunal attributed greater weight to the Tenant's comparable evidence, in particular comparable c., as being more directly relevant, although the Tribunal noted that most of the Tenant's comparables were somewhat dated.

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 £2,525.00 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. The Tribunal considers the Property to be in overall good condition. As such, no adjustments are warranted and the market rent is determined as below.

Market rent

£2,525.00 pcm

Decision

18. Therefore, the Tribunal determines the market rent at £2,525.00 per calendar month with effect from 15 May 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.