



**FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference : **CHI/00HN/MNR/2024/0145**

Property : **Flat 902 Berry Court, St Peters Road,
Bournemouth, Dorset, BH1 2LG**

Tenant : **Andrew Best and Kevin Mason**

Landlord : **Abri Group Ltd**

Date of Objection : **11 June 2024**

Type of Application : **Determination of a Market Rent
sections 13 & 14 of the Housing Act
1988**

Tribunal : **R Waterhouse FRICS
M J F Donaldson FRICS
M Woodrow MRICS**

**Date of Summary
Reasons** : **19 August 2024**

DECISION

**The Tribunal determines a rent of £1285 per calendar month with
effect from 1 July 2024.**

SUMMARY REASONS

Background

1. On 24 May 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 1285.00 in place of the existing rent of £ 1150.00 per month to take effect from 1 July 2024.

2. On 11 June 2024 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. The Tenant's referral was received by the Tribunal on 11 June 2024.

Inspection

3. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties.

Evidence

4. The Tribunal has considered the written submissions provided by the Tenant and the Landlord. These stated the property is a two-bedroomed ninth floor flat in a modern block of mixed units.

Determination and Valuation

5. Having considered the comparable evidence provided by the parties and our own expert general knowledge of rental values in the area, we consider that the open market rent for the property in good tenable condition would be in the region of £1285.00 per calendar month.

From this level of rent we have made no adjustments in relation to:

Washing machine replacement which is considered of no material rental value impact.

6. The Tribunal determines a rent of £1285.00 per calendar month.

Decision

7. The Tribunal therefore determined that the rent at which the subject property might reasonably be expected to be let in the open market by a willing Landlord under an assured tenancy was £1285.00 per calendar month.

8. The Tribunal directs the new rent of £1285.00 per calendar month to take effect on 1 July 2024. This being the date as set out in the Landlord's Notice of Increase.

APPEAL PROVISIONS

These summary reasons are provided to give the parties an indication as to how the Tribunal made its decision. If either party wishes to appeal this decision, they should first make a request for full reasons and the details of how to appeal will be set out in the full reasons. Any request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA.