



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

Case Reference : **HAV/00HP/MNR/2024/0605**

Property : **Flat 18, Barons Court, 100 Princess Road, Poole, BH12 1BP**

Tenant : **D Jones**

Landlord : **P Silvert**

Date of Objection : **24 September 2024**

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

Tribunal : **Mr R Waterhouse BSc (Hons) MA
LLM FRICS
Mr MJF Donaldson FRICS**

**Date of Summary
Reasons** : **26 November 2024**

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DECISION

The Tribunal determines a rent of £950.00 per month with effect from 1 October 2024.

SUMMARY REASONS

Background

1. On **5 August 2024** the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of **£1150.00 per month** in place of the existing rent of **£950.00 per month** to take effect from **1 October 2024**.

2. On **24 September 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 **24 September 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. The Application Form from the Tenant stated the property is a first floor flat providing one living room, two bedrooms, bathroom, kitchen and garage. The Tenants Reply Form noted that there was no central heating and that the tenant had supplied curtains and carpets. The Tenant also noted that the landlord had replaced the shower in 2017, boiler in 2019 and new wiring in 2019. The Tenant submitted some comparables and proposed a figure of £935.00 per month.

5. The Landlord in their Reply Form, noted four comparables in the block with carparking ranging from £1100.00 pm to £1210.00 per month.

Determination and Valuation

6. 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 lettable condition would be in the region of **£1250.00** per calendar month.

7. However, there are a number of aspects which differ or detract from a modern letting with a property in good contemporary condition.

Deductions

Lack of central heating	£100.00
Modern Kitchen inc white goods	£100.00
Tenants provision of carpets	£30.00
Tenants provision of curtains	£15.00
Damaged plaster and poor decoration	£55.00

£300.00 per month

8. The Tribunal determines a rent of £1250.00 per month less £300.00 per month giving **£950.00 per calendar month.**

Decision

9. 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 **£950.00** per month.

10. The Tribunal directs the new rent of **£950.00** per month to take effect on **1 October 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.