FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	:	**HAV/00MS/MNR/2025/0695**
Property	:	**15 Hanover Flats Hanover Buildings Southampton Hampshire SO14 1JX**
Applicant Tenant	:	**Mr R Goodall**
Representative	:	**None**
Respondent Landlord	:	**L & C Investments Ltd**
Representative	:	**Higgs LLP**
Type of Application	:	**Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	:	**Mr I R Perry FRICS Mr M J Ayres FRICS**
Date of Application	:	**18th May 2025**
Date of Decision	:	**21st July 2025**

DECISION

The Tribunal determines a rent of £1,000 per calendar month with effect from 1st June 2025.

SUMMARY REASONS

Background

1. On 10th March 2025 the Landlord's Agent served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,200 per month in place of the existing rent to take effect from 1st June 2025.

2. On 18th May 2025 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.

Inspection

3. The Tribunal did not inspect the property but considered this case based on the papers provided by the parties and information freely available on the internet.

Evidence

4. The Tribunal has considered the written submissions provided by the Tenant and the Landlord's Agent.

Determination and Valuation

5. Having given consideration to the comparable evidence provided by the parties and of its own expert, general knowledge of rental values in the area, the Tribunal determines that the open market rent for the property **in good tenantable condition** would be £1,150 per calendar month.

6. Such a tenancy would normally include white goods, carpets, curtains/blinds and associated fittings to all be provided by the Landlord.

7. In this case the property is not let in such condition and the Tribunal noted the evidence of anti-social behaviour in the area, particularly at night. Accordingly, the Tribunal adjusted the full open market rent to reflect these issues.

8. The full valuation is shown below:

Full open market rent in good condition	£1,150
Less deductions for:-	
General wants of repair	£100
Anti-social behaviour	£50
TOTAL RENT PAYABLE PER MONTH	£1,000

9. The Tribunal therefore decided that the rent at which the subject property might reasonably be expected to be let in the open market by a willing Landlord under the terms of this assured tenancy was £1,000 per month.

10. The Tenant made no representation that the starting date for the new rent specified in the Landlord's notice would cause the Tenant undue hardship.

11. Accordingly, the Tribunal directed that the new rent of £1,000 per month should take effect from 1st June 2025, this being the date specified in the notice.

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.