



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

Case Reference : **HAV/24UB/MNR/2025/0793**

Property : **415 Churchill Place
Churchill Way
Basingstoke
Hampshire
RG21 7AA**

Applicant Tenant : **Mr J Hong**

Representative : **None**

Respondent Landlord : **G Syed & M Wooley**

Representative : **Loddon Properties Ltd**

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

Tribunal Members : **Mr I R Perry FRICS
Mr S J Hodges FRICS
Judge Cowan**

Date of Application : **16th October 2025**

Date of Decision : **12th December 2025**

DECISION

SUMMARY REASONS

Background

1. On 19th September 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,250 per month in place of the existing rent of £1,100 per month to take effect from 14th December 2025.
2. On 16th October 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. The Notice was emailed on 17th October 2025.

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 which had been copied to the opposing party.

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 tenable condition** would be £1,250 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 as there are a number of defects as listed by the Tenant including a defective window and a non-functioning bathroom heater. These have been notified to the Landlord's Agent but no action has been taken to effect any repair.
8. Accordingly, the Tribunal determines that the full open market rent of £1,250 should be reduced by £50 per month to reflect these ongoing defects.
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 £1,200 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 £1,200 per month should take effect from 14th December 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.