



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

Case Reference : **HAV/00MS/MNR/2025/0827**

Property : **82 Rotterdam Towers, International
Way, Southampton, Hampshire SO19
9NT**

Tenant : **R Crook**

Representative : **None**

Landlord : **J Kirkwood**

Representative : **None**

Date of Objection : **18 November 2025**

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

Tribunal : **Mr D Jagger MRICS
Mr N Robinson FRICS**

**Date of Summary
Reasons** : **13 February 2026**

DECISION

**The Tribunal determines a rent of £700 per calendar month with
effect from 5 January 2026.**

SUMMARY REASONS

Background

1. The Landlord served a notice under Section 13(2) of the Housing Act 1988 dated 11 November 2025 which proposed a new rent of £700 per month in place of the existing rent of £460 per month to take effect from 5 January 2026. This being an increase of £240 per month.
2. On the 18 November 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.
3. On the 6 January 2026, the Tribunal prepared Directions for the conduct of the case.
4. The parties did not request a hearing or an inspection, and the Tribunal agreed with this arrangement. Therefore, this case was considered on the basis of the papers provided by the parties with the assistance of Rightmove and Google Maps.

Evidence

5. The Tribunal did not receive any completed witness statements from landlord or the tenant. The landlord provided photographs of the block and internal rooms. The parties also did not produce evidence in connection with comparable rental values in the area.

Determination and Valuation

6. Having consideration of the very limited evidence provided by the parties and our own expert, general knowledge of rental values in the Southampton area area, we consider that the open market rent for the property in good lettable condition with modern fittings and services would be **£775** per month.
7. Next, the Tribunal needs to adjust that hypothetical rent of £775 per month to allow for the dated kitchen and bathroom fittings and decorations.
8. The Tribunal has considered very carefully the evidence provided in the photographs. Using its own expertise, the Tribunal considers that a deduction of £75 per month from the hypothetical rent. This reduces the figure to £700 per month.
9. It should be noted that this figure cannot be a simple arithmetical calculation and is not based upon capital costs but is the Tribunal's estimate of the amount by which the rent would need to be reduced to attract a tenant.

Decision

8. 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 in its current condition was **£700** per calendar month.

10. The Tribunal directs the new rent of £700 per month to take effect on the 12 December 2025. This being the date in the Landlord's notice.

Chairman: Duncan Jagger MRICS

Date: 13 February 2026

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 subsequent application for permission to appeal should be made on Form RP PTA.