



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

Case Reference	HAV/00HQ/MNR/2026/0005
Property	Flat 1, 1 Porchester Place, Bournemouth, Dorset, BH8 8JS
Tenant	Ms R Peach
Tenant's Representative	None
Landlord	Ms C Gutmann Roberts
Landlord's Address	
Landlord's Representative	None
Date of Application	6th January 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	I R Perry FRICS J S Reichel MRICS
Date of Decision	23rd March 2026
Rent Determined	£850 per calendar month
Date the new rent takes effect	13th January 2026

REASONS FOR THE DECISION

Background

1. On 13th November 2025, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £900 per calendar month(pcm) in place of the existing rent of £850 pcm to take effect from 13th January 2026.
2. On 6th January 2026, 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. The assured tenancy commenced on 13th January 2025 for a term of 2 months. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. None.

Services Charges or furniture provided by Landlord (other than carpets and curtain and white goods specified below) and the costs relating to the same.

5. The Landlord provides a sofa, table, chest of drawers, wardrobe, washing machine and an IKEA storage unit.

Liability for Council Tax

6. The Tenant is responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Any other terms of the tenancy taken into consideration in determining the rent.

7. None

Inspection/Hearing

8. Neither party requested an oral hearing. The Tribunal has considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise.

The Property

9. The Property is stated to be a ground floor flat within an Edwardian brick building, offering the following accommodation:

Living room, kitchen, bedroom, bathroom and a shared garden.

The Property benefits from central heating and double glazing.

Evidence

10. Both the Tenant and the Landlord returned the Tribunal's Reply forms. An inventory with photographs of the property dated 13th January 2025 was included.

The Tenant.

11. The Tenant made the following comments:
 - a) The Tenant completed a Rent Appeal Statement in which she states she has had to replace the fridge, and the washing machine is old and rusted.
 - b) The Tenant also refers to historic issues she has experienced at the property and includes photographs of its current condition.

The Landlord

12. The Landlord made the following comments:
 - a) Some carpets, blinds and all standard white goods are included.
 - b) The Landlord provided a list of repairs and improvement she had undertaken over a period of years.
 - c) The Landlord provided details of 2 comparable flats with asking rents of £995 pcm and £1,000 pcm. She also states that her agent has advised that the rental value of the property is £900 pcm.

Determination and Valuation

13. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Landlord, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £900 pcm. This is the rent we would expect the property to let for in the

open market if it was in the same general condition as the comparable properties including having white goods and curtains provided by the landlord.

14. From this level of rent, the Tribunal has made adjustments in relation to the following:
 - a) Tenants provision of replacement fridge.
 - b) 'Tired' internal condition including damaged plaster and damp.

The full valuation is shown below:

Starting Rent		<u>£900 pcm</u>
<i>Less</i>		
a) Items given under a) above	£10	
b) Items given under b) above	£40	
Market rent		£850 pcm

Undue hardship

12. The new rent takes effect from the date specified in the Landlord's Notice of Increase unless that would cause undue hardship to the tenant. In cases of undue hardship, the Tribunal has a discretion to fix a later starting date up to the date a Tribunal makes its determination.
13. The Tenant has made no submission in this respect.

Decision

14. Therefore, the Tribunal determines the market rent at £850 per calendar month with effect from 13th January 2026.

APPEAL PROVISIONS

If either party is dissatisfied with this decision, they may apply for permission to appeal to the Upper Tribunal (Lands Chamber) on any point of law arising from this Decision. Prior to making such an appeal, an application must be made, in writing, to this Tribunal for permission to appeal. Any such application must be made within 28 days of the issue of this statement of reasons (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013) stating the grounds upon which it is intended to rely in the appeal.