



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

Case Reference : **HAV/00MS/MNR/2025/0604**

Property : **448 Wimpson Lane
Southampton
Hampshire
SO16 4PU**

Applicant Tenant : **Ms J Adams**

Representative : **None**

Respondent Landlord : **Mr K Grant**

Representative : **Sequence UK 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 M J Ayres FRICS**

Date of Application : **30th December 2024**

**Date of Original
Decision** : **29th May 2025**

**Date of Review
Decision** : **10th September 2025**

REVIEWED DECISION

Summary of Decision

1. On 10th September 2025 the Tribunal determined a market rent of £690 per month to take effect from 31st December 2024.

Background

2. The case concerned the determination of a market rent for the subject property following a referral of the Landlord's notice of increase of rent by the Tenant pursuant to sections 13 and 14 Housing Act 1988.
3. On 8th November 2024 the Landlord's Agent served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £800 per month in place of the existing rent of £595 per month, to take effect from 31st December 2024. The notice complied with the legal requirements.
4. On 30th December 2024 the Tenant applied to the Tribunal under Section 13(4) (a) of the Housing Act 1988.
5. The Tribunal does not routinely consider it necessary and proportionate in cases of this nature to undertake inspections or hold Tribunal hearings unless either are specifically requested by either party or a particular point arises which merits such an inspection and/or hearing.
6. The Tribunal issued Directions on 24th January 2025 informing the parties that, unless either party objected, the Tribunal intended to determine the rent based on written representations. The parties were invited to make submissions which could include photographs or videos.
7. On 14th April 2025 a Case Management Application was made by the Landlord's Agent due to the late submission of papers. On 3rd March 2025 the Tribunal agreed to the Case Management Application to allow the documents that had been submitted late, but with a proviso that no further late documents would be allowed.
8. Both parties submitted papers which had been copied to the other party.
9. Neither party objected to the matter being determined without an oral hearing, so the Tribunal determined the case on 29th May 2025 based on the written representations, photographs and videos received.
10. On 10th July 2025 the Tenant applied for permission to appeal on the basis that the Tribunal had not taken due account of the fact that the front door to her flat did not comply with The Regulatory Reform (Fire Safety) Order.
11. In addition, the Tenant stated that the new rent will cause her financial hardship and requested that the start date of the new rent be moved to the later date of the decision in accordance with S14(7) of the Housing Act 1988.

12. Having considered the request from the Tenant the Tribunal considered that an appeal might have a reasonable prospect of success and was minded to review its original decision under the provisions of Rule 55 of its procedural rules.
13. The Tribunal issued directions on 1st August 2025 that within 21 days of receipt of the Directions both parties should send the Tribunal any submission which they might wish to make in respect of an adjustment to the rent to reflect the status of the entrance door or to the financial considerations and any revision of the start date for the new rent.
14. The Landlord did not make any further submission.
15. On 27th August 2025 the Tenant informed the Tribunal that the front door had now been replaced (on 6th August 2025) and provided confidential information as to her financial circumstances comprising 3 months payslips and 3 months Universal Credit Statements in which the rent quoted is the increased rent of £690 per month
16. On 27th August 2025 the Tenant also informed the Tribunal that she had given the Landlord notice of terminating her tenancy.
17. These reasons address the key issues raised by the parties. They do not recite each and every point referred to in submissions. The Tribunal concentrates on those issues which, in its opinion, are fundamental to the application.

Consideration and Decision

18. The Tribunal first considered whether it felt able to reasonably and fairly decide this case based on the papers submitted. Having read and considered the papers submitted by the Tenant it decided that it could do so.
19. The Tribunal considered whether the non-compliant door at the property would cause a material change in the achievable rent and concluded that, given the level of rent and deductions already made from a full market rent, the rent would not be reduced any further and confirmed its original decision that the new rent would be £690 per month.
20. The Tribunal noted the information provided by the Tenant in respect of her financial circumstances and her claim that this increased rent would cause her undue financial hardship.
21. The Tribunal gave very careful consideration to the confidential documents provided, and whilst sympathetic to the Tenants situation concluded that the documents were insufficient or were not sufficiently convincing in themselves to justify amending the date from which the new rent would apply.
22. The Tribunal directed that the new rent of £690 per month should take effect from 31st December 2024.

RIGHTS OF APPEAL

1. A person wishing to appeal this decision to the Upper Tribunal (Lands Chamber) must seek permission to do so by making written application to the First-tier Tribunal at the Regional office which has been dealing with the case. Where possible you should send your application for permission to appeal by email to rpsouthern@justice.gov.uk as this will enable the First-tier Tribunal Regional office to deal with it more efficiently.
2. The application must arrive at the Tribunal within 28 days after the Tribunal sends to the person making the application written reasons for the decision.
3. If the person wishing to appeal does not comply with the 28-day time limit, the person shall include with the application for permission to appeal a request for an extension of time and the reason for not complying with the 28-day time limit; the Tribunal will then decide whether to extend time or not to allow the application for permission to appeal to proceed.
4. The application for permission to appeal must identify the decision of the Tribunal to which it relates, state the grounds of appeal, and state the result the party making the application is seeking.