

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	HAV/00HR/MNR/2026/0163
Property	Room 2 Chideock Hill Cottage Chideock Bridport Dorset DT6 6JW
Tenant	Marco Klovemark
Tenant's Representative	None
Landlord	Mr C A Samways & Mrs S J Samways
Landlord's Address	Thistledome Salwayash Bridport Dorset DT6 5HX
Landlord's Representative	None
Date of Application	27th May 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	I R Perry FRICS Ms S Johnson
Date of Decision	16th July 2026
Rent Determined	£600 per calendar month
Date the new rent takes effect	29th May 2026

REASONS FOR THE DECISION

Background

1. On 23rd April 2026 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £600 per calendar month (“pcm”) for the Property in place of the existing rent of £550 pcm to take effect from 29th May 2026.
2. On 27th May 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 29th November 2024 at a rent of £550 pcm.

Allocation of Repairs between Landlord and Tenant.

4. The Landlords is responsible for repairs.

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 Landlords is responsible for utility costs.

Liability for Council Tax

6. The Landlords are 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

Hearing

8. Neither party requested a hearing.

The Property

9. The Property is stated to be a single first floor room within a detached house providing 4 lettable bedrooms with communal kitchen and bathroom facilities. Off road parking is available.
10. The Property is set on the main A35 road, east of Chideock.
11. There is electric heating to the room with the cost paid for by the Landlord.

Evidence

12. The Tenant provided an application form with supporting documents including external photographs. He also provided a Tenant's reply form with photographs and
13. The Landlords submitted a reply form with supporting documents including advertisements for comparable properties.
14. The Tenant requested an inspection by the Tribunal, but this was refused on 7th July 2026 on the basis that the photographs supplied were sufficient for the Tribunal to reach a decision.

Tenants.

15. The Tenant made the following submissions/comments:
 - a) That the monthly rent should increase to £574 pcm.
 - b) £600 pcm exceeds the market value of the property.
 - c) The room is not fully furnished. It lacks a wardrobe, desk, chair, shelves, and the floor is wood.
 - d) There is constant traffic noise.
 - e) The proposed increase will cause financial hardship.
 - f) The rural situation is a negative.
 - g) The bedroom furnishings do not include a desk and the communal space is insufficient.
 - h)

The Landlord

16. The Landlord made the following submissions/comments:
 - a) The property is let as furnished.
 - b) The Tenant provides no evidence of financial hardship that may arise.
 - c) Minor maintenance issues are addressed.
 - d) Issues with rats/mice were dealt with in January 2026.

- e) The property is located on the Jurassic Coast and many tenants seek such isolated accommodation.
 - f) Traffic noise is to be expected when renting a property on a main road.
 - g) The rent includes all utilities, council tax and broadband.
 - h) Broadband can be intermittent in rural areas.
 - i) The rent has not been increased since the tenancy commenced.
 - j) Comparables are provided, two double rooms, asking rents of £650 and £700 pcm.
17. Photographs were provided which showed the outside and part inside of the property.

Determination and Valuation

18. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Landlord's Agent, the Tribunal considers that the market rental of the subject Property in its present condition, a single room furnished as at present and with utilities and council tax included would be £600 pcm.

Market rent

£600 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 stated that an increase would cause hardship but provided no supporting evidence. The Tribunal is therefore not satisfied that the statutory test for **undue** hardship is met.

Decision

14. Therefore, the Tribunal determines the market rent at £600 per calendar month with effect from 29th May 2026, this being the date specified in the Notice.

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.