



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

Case Reference	HAV/00MS/MNR/2026/0060
Property	Flat 6, Compass Point, 450 Romsey Road, Southampton, SO16 4JD
Tenants	(1) Fatemah Ebadi (2) Ahmad Nateghpour
Landlord	BMR Compass Ltd
Landlord's Address	Unit 8 Edge Business Centre Humber Road London United Kingdom NW2 6EW
Landlord's Representative	Leaders Limited Crowthorne House, Nine Mile Ride, Wokingham Berks RG40 3GZ
Date of Application	24 March 2026
Type of Application	Determination of a Market Rent ss. 13 & 14 Housing Act 1988
Tribunal Members	D W Cotterell FRICS (Chair) B W H Bourne MRICS
Date of Decision	12 June 2026
Rent Determined	£1000.00 per calendar month
Date the new rent takes effect	1 May 2026

DECISION

REASONS FOR THE DECISION

Background

1. On 4 March 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1100.00 per calendar month (pcm) in place of the existing rent of £1000.00 pcm to take effect from 1 May 2026.
2. On 24 March 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 dated 4 December 2024, commenced on 1 December 2023 for a term of 12 months. The rental period is calendar monthly.

Allocation of Repairs between Landlord and Tenant.

4. As per section 11 of the Landlord and Tenant Act 1985.

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. None.

Liability for Council Tax

6. The Tenants 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.

Inspection/Hearing

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

The Property

9. The Property is a ground floor flat forming part of a converted former office building comprising the following accommodation:

Kitchen/lounge, one bedroom, and bathroom.

The Property is situated in the Maybush area of Southampton close to local amenities and Southampton General Hospital. Southampton City Centre is approximately 3 miles to the south east.

Evidence

10. Neither party returned the Tribunal's Reply forms.

The Tenants.

11. The Tenants made the following comments:

- a) When shown the property, the Tenants say that they were told by Leaders that they would have access to a 24 hour office space and that the building is very secure by a solid network of CCTV cameras around the building and inside. In the event, the office space was never provided and none of the cameras around the block and inside are functional except for just one single camera inside the post room.
- b) The Tenants have experienced many issues at the property that remained unresolved for several months despite being raised with both the property management company and the letting agent. There have been concerns regarding security: they have experienced multiple attempted thefts of an electric bike, resulting in damage to locks, spokes, and protective equipment, leading to repeated repair and replacement costs.
- c) As a ground floor flat, the property is particularly vulnerable according to the Tenants, who mention an incident where an individual who was not a resident was able to open our window and look inside, while one of the Tenants was alone, causing significant distress.
- d) There has been excessive pipe noise and a flooding incident in past years. These issues have affected quality of life, including ability to safely open windows and feel secure in the property.

The Landlord

12. The Landlord has made no submissions.

Determination and Valuation

13. Relying on its own expert, general knowledge of rental values in the area, the Tribunal considers that the market rental of the subject Property in good order would be in the order of £1000.00 pcm. This is the rent we would expect the property to let for in the open market having white goods and curtains provided by the landlord.

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. No application in that respect has been made.

Decision

- 13. The Tribunal determines the market rent at £1000.00 per calendar month with effect from 1 May 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.