



FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	:	HAV/00HQ/MNR/2026/0079
Property	:	81 Mallard Road, Bournemouth, BH8 9PJ
Tenant	:	Kelechi Egbosi Ifynanya Gloria Ikemma
Tenant's Representative	:	
Landlord	:	Ekananda Samba Siva Rao Nadendla and Praveena Bhattiprolu
Landlord's Address	:	61 Uplands Road, Bournemouth, Dorset, BH8 9SR
Landlord's Representative	:	Countrywide Residential Lettings
Type of Application	:	Section 13 Housing Act 1988 – determination of market rent
Tribunal Members	:	Tribunal Judge Bowden Tribunal Member Mr C Davies FRICS
Date of Decision	:	19 August 2026
Rent Determined	:	£1,350 per calendar month
Date the new rent takes effect	:	03 April 2026

REASONS FOR THE DECISION

Background

1. On 10 February 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,450 in place of the existing rent of £1,400 per calendar month (pcm) to take effect from 03 April 2026.
2. On 27 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 Tenant's referral was received by the Tribunal on 27 March 2026.
4. The assured shorthold tenancy commenced on 03 April 2025 for a term of 12 months until 02 April 2026. The rental period is monthly. The tenancy has continued as a rolling periodic tenancy.

Allocation of Repairs between Landlord and Tenant.

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

Service Charges or furniture provided by Landlord (other than carpets, curtains, and white goods specified below) and the costs relating to them

6. There are no service charges payable by the Tenant.
7. The Tenant says the Landlord provided a cupboard and a bed and frame. The Landlord says all of the furniture was provided as a gift at the Tenant's request, and the house was let unfurnished. The Tribunal has treated the Property as being rented unfurnished.

Liability for Council Tax

8. 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

9. There were no other terms in the tenancy agreement relevant to market rent determination.

Inspection/Hearing

10. There was no inspection. The Tenants requested an inspection

11. On 18 May 2026, a Tribunal legal officer refused the request for an inspection. Neither party requested that a Judge review that decision.
12. Neither party requested an oral hearing.
13. The Tribunal was satisfied that it could consider this case on the basis of the papers provided by the parties.

The Property

14. The Property is a 2-bed, 1-bath terraced house in Bournemouth.
 - a. Kitchen and separate living room
 - b. Garden
 - c. Garage but no parking. The Tenant says the Property does not come with either private or street parking. They park on an opposite road and walk a good distance to the front door.

Evidence

15. The Tribunal has considered the written submissions provided by the Tenant and the Landlord in Form Rents 1, Rents 1A, Rents 1 B, and the further documents from the Landlord after the Rent 1A was filed.

The Tenant

16. The Tenant made the following comments
 - a. The proposed rent of £1,450 exceeded open market value
 - b. The property is EPC E
 - c. It exhibits poor thermal efficiency due to aged single-glazing and deteriorated frame insulation and 1970s energy-guzzling Dimplex electric storage heaters.
 - d. No central gas heating.
17. Multiple Cold draughts are consistently felt along the inner edges of the window frames. Multiple repairs have been raised and documented, including a large gap in the bedroom window resulting in continuous heat loss repairs have been raised and documented, including a large gap in the bedroom window resulting in continuous heat loss.

18. The property's energy inefficiency materially impacts its rental value when compared to similar properties with modern insulation and higher EPC ratings.
19. EPC extract

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 70% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 592 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£2,207 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £1,053 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

20. In the Tenant reply (1B) the Tenants stated:
21. I disagree with the proposed increase to £1,450 per month as it does not reflect the market rental value of the property in its current condition. The property has an EPC rating of E, poor insulation, defective windows, high heating costs, and an overall standard below comparable local properties. Comparable properties in superior condition and with better energy efficiency are currently advertised at equal or lower rental values.
 - a. The property currently holds an EPC rating of E with a score of 43, indicating poor heating controls, uninsulated walls, and high estimated energy costs. As a result, the property experiences significant heat loss, draughts, and air leakage around the windows, leading to substantially higher heating costs during winter months compared to more energy-efficient properties rated EPC C.

- b. The landlord's comparable properties are not fully equivalent to the subject property. Many of these comparables are in materially superior decorative and energy conditions, featuring updated kitchens, modern bathrooms, freshly decorated interiors, and enhanced presentation. Additionally, some are different property types altogether, including detached or semi-detached homes.
 - c. Routine maintenance obligations do not justify an increased market valuation
 - d. Taking into account the EPC E rating, thermal inefficiency, elevated running costs, condition issues, and comparisons with superior EPC C properties available locally at similar or lower rents, I do not believe that £1,450 per month accurately reflects the correct market rent for the property in its current state.
22. In terms of rental evidence, the Tenant had provided the below properties with rents ranging from £1,250 - £1,325. Pcm.

Property	Information	Rent / treatment
Subject property	2 bed 1 bath Terraced house Garden Garage – no parking Older construction Poor EPC	£1,400 current £1,450 proposed
Hastings Road, Stouden Park	2 bed (1 lge dbl 1 lge single) 1 bath Semi Recently redecorated EPC C Large rear garden Driveway for 3 cars	£1,250 Not directly comparable due to different level of decoration and EPC.
Gunville Crescent, Bournemouth	2 bed 1 bath Terrace Large rear garden Parking	£1,325 Added amenity of parking noted

Heather Close, Bournemouth	2 bed 1 bath	£1,295
	Terrace	Not comparable given decor and double glazing etc.
	2 bed (dbl) 1 bath	
	GCH	The rent of £1,295 for such a property was noted.
	Double glazing	
	immaculate	
	Large rear garden	
	Parking	

The Landlord

23. The Landlord made the following comments
- a. Repairs had been addressed in a reasonable time.
 - b. Fence and gate around property added to provide privacy and security.
24. After the Tenants' Form 1B was filed, the Landlord unusually served further documents. The Landlord included the following comments:
- a. While EPC rating is one of the factors, I would be grateful if the Tribunal could consider spatial advantages of the property along with the points mentioned below as part of the assessment.
 - b. I am fully committed to improve the overall EPC rating over the period considering the costs involved, I would like to highlight the fact that more than £1,800 was spent on installing two brand new mains boards, including one 15-way board and one 10-way 7H heater board, RCDs, and related wiring to make sure the electrical system was safe and up to standard.
 - c. I would request the Tribunal to also consider the property's overall features and size. 81 Mallard Road is not a standard mid-terrace property; it is an end-of-terrace house with spacious 838 square feet of internal living space
 - d. Furthermore, the property offers amenities and locational features that are relevant to market rent, including:

- i. Large, private gardens situated at both the front and the rear of the property.
 - ii. A dedicated garage, alongside an additional private parking space at the rear.
 - iii. A convenient location within a 2 to 5-minute walk of local schools, a GP surgery, public playgrounds, an activity centre, and shops.
 - iv. These size and locational advantages place the property in a competitive position within the local rental market.
- 25. During the first year of the tenancy, I invested more than £7,000 in overall improvements or maintenance of the house, including items requested by tenants. The works carried out in the first year included:
 - i. Electrical switch upgrades, as mentioned above (£1,800).
 - ii. Installation of new permanent fencing around the perimeter of the property (£3,000).
 - iii. Replacement of misted window glass (£470).
 - iv. Installation of a new kitchen hob (£550).
 - v. Deep cleaning of the house, including gutters, carpets, patio, garden, and front elevation panels (£900).
 - vi. Fixing of tap, windows reported by tenants (£400)
- 26. The Tribunal could not find evidence of a parking space at the rear; it found evidence of a grassy area behind the back fence of the garden where a car could be parked. It was not a hard standing.
- 27. The following comparables were provided by the Landlord:

Property	Information	Rent / Treatment
Subject property	2 bed 1 bath Garden Garage – no parking Older construction Poor EPC	£1,400 current £1,450 proposed
Evershot Road , Bournemouth,	2 bedroom bungalow White Goods Provided Central Heating Double Glazed	£1,550 Not comparable as bungalow not terraced house.

	Driveway Garden Great Location Dishwasher Provided Two Bedrooms Marketed from 13 Jun 2025 to 16 Sep 2025 (94 days)	
Ferris Close, Bournemouth	DETACHED BUNGALOW TO LET EXCELLENT RESIDEN... Marketed from 13 Jan 2025 to 3 Mar 2025 (48 days)	£1,500 not terraced house.
Mallard Road, Bournemouth	Very close to Primary and Secondary Schools Walkable distance to Castle Point and Mallard Road Shop... 25-30 mins Walk to JP Morgan Spacious Lounge Leading to Garden via Double Glazed P... Updated Kitchen with Dining Space Gas Fired Central Heating Modern Bathrooms and Ground Floor WC Good Size Garden Marketed from 20 Mar 2025 to 7 Apr 2025 (17 days)	£1,450 Not enough information to be comparable
Mallard Road	2 bedroom house Two bedroom house En-suite bathroom to the master bedroom Large kitchen with space for dining table Good-sized garden Redecorated and new carpets throughout Available now Council tax band - C Unfurnished Marketed from 28 Mar 2025 to 16 Apr 2025 (19 days) by Palmer Snell Lettings, Boscombe	£1,450 Noted to have en suite and better EPC

Godshill Close	2 bedroom semi-detached house Due to be decorated throughout White goods included End terrace house Two Double bedrooms Garage in block Garden Available from end of February Gas central heating Marketed from 29 Jan 2026 to 2 Mar 2026 (32 days) by Palmer Snell Lettings, Boscombe	£1,450 Not comparable – semi-detached house.
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Determination and Valuation

28. Relying on its own expertise and general knowledge of rental values in the area, and the properties provided by the Tenant and the Landlord. The Tribunal considers that the market rent of the property, had it been in good repair and condition, would have been £1,400 pcm.
29. The Tribunal considered that the poor EPC rating, single glazing and resulting higher heating costs placed the property at a modest disadvantage compared with comparable properties.
30. From this level of rent, the Tribunal has made adjustments in relation to the following:
 - a. The property's thermal inefficiency and the impact on utility bills.

Starting Rent	£ 1,400 pcm
Less	
a) Items given under a) above	£50
Subtotal	£50
Market rent	£1,350

Undue hardship

31. As the determined rent is below the rent currently payable, no question of undue hardship arises.

Decision

32. Therefore, the Tribunal determines the market rent payable for the subject property at £1,350 per calendar month with effect from 03 April 2026

Name: Tribunal Judge Bowden

Date: 19 August 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.