

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	HAV/00HQ/MNR/2026/0049
Property	53 Moriconium Quay Lake Avenue Poole Dorset BH15 4QP
Tenant	Mr C Searle
Tenant's Representative	None
Landlord	Waterside (International) Ltd
Landlord's Address	Suite 1 Burns House 19 Town Range Gibraltar GX1 1AA
Landlord's Representative	Preston Redman
Date of Application	27th February 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	I R Perry FRICS Ms C D Barton MRICS
Date of Decision	18th June 2026
Rent Determined	£1,500 per calendar month
Date the new rent takes effect	1st March 2026

REASONS FOR THE DECISION

Background

1. On 27th January 2026 the Landlord's Agent served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,600 per calendar month ("pcm") for the Property in place of the existing rent of £1,275 pcm to take effect from 1st March 2026.
2. On 27th February 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 1st July 2021 at a rent of £1,275 pcm.

Allocation of Repairs between Landlord and Tenant.

4. The Landlord 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. None.

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

Hearing

8. A hearing was held at 12.00 noon on Thursday 18th June 2026.

The Property

9. The Property is stated to be a second floor flat within a purpose-built block of apartments overlooking a small Marina. It is situated on the south-west side of Poole.
10. The accommodation includes a living room with balcony, kitchen, 3 bedrooms, bathroom, shower room and cloakroom with wc.
11. Outside there are communal gardens and a nominated car space.

Evidence

12. In addition to the evidence given at the Hearing the Tenant provided an application form, and the Landlord's Agent provided a reply form. The Tenant then provided a reply form and tendered a Case Management Application received by the Tribunal on 12th June 2026 rescinding his original agreement that the Notice was valid as the name of the owner was incorrect. In reply the Landlord's Agent provided a copy of the Land Registry entry for the property.

The Tenant.

13. The Tenant made the following submissions/comments:
 - a) He states that there is no written tenancy agreement.
 - b) He has not received any gas safety or electrical certificates.
 - c) The bathroom fittings, kitchen fittings and boiler are all about 30 years old.
 - d) There are cracks visible on some of the external wall surfaces.
 - e) He has organised various repairs.
 - f) He refers to several nearby 2-bedroom apartments with rents of £1,450 pcm.
 - g) A fully refurbished 2-bedroom apartment is let for £1,750 pcm.
 - h) He suggests that the Notice of Rent increase is invalid as the name given for the Landlord is not the company he had dealt with at the start of the tenancy.
 - i) The windows are in poor condition with misted panels and defective rubber seals.

The Landlord

14. The Landlord made the following submissions/comments:
 - a) There was a written tenancy agreement, but it cannot be found.

- b) The Land Registry entry for the property shows the owner to be Waterside (International) Limited as of 2nd November 2020. Therefore, the Notice is compliant and valid.

The Hearing

- 15. An on-line hearing was held at 12.00 noon on 18th June 2026 using the Tribunal CVP system.
- 16. The Tribunal accepted the Case Management Application from the Tenant and the copy of the Land Registry entry provided by the Landlord's Agent.
- 17. The Parties reiterated the points made in their submissions.

Determination and Valuation

- 18. The Tribunal noted that the name of the owner on the Land Registry is the same as the name given in the Notice of rent increase and determined that the Notice was valid.
- 19. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Tenant, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £1,750 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, flooring and curtains provided by the landlord.
- 20. From this level of rent, the Tribunal has made adjustments in relation to the following:
 - a) The dated boiler and fittings within the bathroom and kitchen.
 - b) Defective windows.

The full valuation is shown below:

Starting Rent		£1,750 pcm
<u>Less</u>		
a) Items given under a) above	£175	
b) Items given under b) above	£75	<u>£250</u>
Market rent		£1,500 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 or provided any evidence that the new rent will cause undue financial hardship.

Decision

14. Therefore, the Tribunal determines the market rent at £1,500 per calendar month with effect from 1st March 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.