



FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	:	HAV/00HQ/MNR/2026/0198
Property	:	6c Boscombe Spa Road, Boscombe, Bournemouth, BH5 1AU
Tenant	:	Michael Quinn
Tenant's Representative	:	
Landlord	:	Graham Johnstone
Landlord's Address	:	Abbey Estates, 76-78 Charminster Road, Bournemouth, BH8 8US
Landlord's Representative	:	Abbey Estates
Type of Application	:	Section 13 Housing Act 1988 – determination of market rent
Tribunal Members	:	Tribunal Judge Bowden Tribunal Member Mr M Ayres FRICS
Date of Decision	:	27 August 2026
Rent Determined	:	£650 pcm
Date the new rent takes effect	:	28 June 2026

REASONS FOR THE DECISION

Background

1. On 29 April 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 proposing a new rent of £750 per calendar month

(pcm), replacing the existing rent of £700 pcm, to take effect from 28 June 2026.

2. On 25 June 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 25 June 2026
4. The assured shorthold tenancy commenced on 18 June 2018. The term was not specified save for the Tenant noting that the tenancy had been rolling month to month since 2018. The rental period is monthly. The tenancy has continued as a statutory periodic tenancy.

Validity of the Notice of Increase

5. The Tenant agreed that the notice served was valid.

Allocation of Repairs between Landlord and Tenant.

6. 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

7. There are no service charges payable by the Tenant.
8. There was no furniture included.

Liability for Council Tax

9. 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

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

Inspection/Hearing

11. There was no inspection. The Tenant on Form MR1 agreed that the Tribunal could proceed without an inspection. The Landlord did not provide substantiated reasons for an inspection in their Form MR2.
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 ground floor bedsit style property. There is a separate bathroom and separate kitchen. There is one living/sleeping/eating room. The property's internal features are
- a. Ceiling tiles
 - b. Strip lights
 - c. Electric heaters
 - d. Electric shower
 - e. Hot water via immersion tank
 - f. Carpet in living space, lino in bathroom and kitchen.

Evidence

15. The Tribunal considered the MR1, MR2 and MR3, provided by the parties, along with a copy of the correspondence held on the tribunal file.

The Tenant

16. The Tenant made the following comments:

The £750 proposed by the landlord may fit into market averages for my postcode. However, my postcode includes new-build luxury seafront properties that in no way reflect the converted/suboptimal design of old Victorian and Georgian flats in the area.

Flat 1 I have attached is a flat the same size as mine that is located just around the corner. However, it is a far superior flat due to it being purpose-built with windows and non-office ceilings, also newly decorated with a more secure entrance. Flat 2, which I have attached, is in Bournemouth itself, has windows, and has newer decor.

Flat 3 I have attached as an example of what can be found for £750 proposed rent. This is a new-build, purpose-built in a nicer area of Bournemouth. With good quality furniture and decor, with a more secure entrance.

The property has not been decorated since 2015

The carpets were old when the tenant moved in in 2015

There is rising damp and mould in the living space

The ventilation in the kitchen and bathroom is limited, leading to condensation and also increased energy consumption to manage the condensation.

In the winter, clothes do not dry in the Property, and the heating is required 24 hrs per day to manage the mould.

The area is a high crime area

17. The Tenant comments on the Landlord's comparables:

Both of the flats I used as examples were of similar sized flats with separate kitchen and bathroom.

Regarding flats offered up by the agent, I cannot see how they can be considered comparable given they include purpose built and modern buildings. The first one is £800; however it also includes all bills which i am paying around £200 for. Others have heating/water/sewage included in the price. One includes use of gardens and a swimming pool.

All flats presented are also newly decorated, some furnished. Mine hasn't seen a lick of paint in over ten years and carpets that must be over 20.

When i moved into the property in 2015 the rent was at a rate level aligned with the very bottom of the market for studio flats in the whole of Bournemouth, I can see no justification for why, since then, the flat would now be valued at a more mid tier value.

18. The Tenant's comparables are below:

Property	Features	Evidence	Rent pcm	Treatment by the Tribunal
Subject property BH7	Bed sit Separate bath and kitchen Unfurnished		£700	
a. Grange Road BH6	Studio Sep kitchen and bathroom Unfurnished	Online portal	£625	Useful comparable
b. Randolph Road	Studio Furnished		£725	Similar to subject property but furnished.

c. Castle Lane	Studio Furnished		£750	Similar to subject property but furnished.
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The Landlord

19. The Landlord made the following comments

While there are properties in the comparable supplied by the tenant where the property price is lower than the proposed rent increase, the property sizes are small in comparison to 6C Boscombe Spa Road. Please consider that 6C Boscombe Spa Road offers off road parking space, Separate kitchen and separate bathroom.

Taking account the size of the property, the separated bathroom and kitchen and the location of the property. It has been reviewed that the proposed rent increase is in line with the current rental market

20. The following comparables were provided by the Landlord:

Property	Features	Evidence	Rent pcm	Treatment by the Tribunal
Subject property BH7	Bed sit Separate bath and kitchen Unfurnished		£700	
d. Grange Road BH6	Studio Furnished Bills included Off road parking Access to swimming pool	Online portal	£800	Not directly comparable bills and furniture included
e. Knyveton Road	Studio Unfurnished Gas/water/sewage included Allocated parking	Online portal	£850	Not directly comparable bills included
f. Knyveton Road	Ground floor Studio Furnished Private entrance Private patio Designated parking	Online portal	£765	Not directly comparable – furnished to much higher spec and large space – low price noted

	Utility room			
g. Knyveton Road	3 rd floor Studio Includes seasonal heating Furnished Includes water and sewage	Online portal	£850	Not directly comparable – furnished to a much higher spec and large space
h. Holdenhurst Road BH8	Ground floor Studio Recently updated New kitchen New bathroom	Online portal	£775	Not directly comparable – much higher spec – lower price notes
i. Carysfort Road BH1	Studio Unfurnished Private entrance Patio Gas central heating	Online portal	£770	Not directly comparable due to outside space.

Determination and Valuation

21. The Tribunal carefully considered the comparable properties put forward by the parties. Relying on its own expertise and general knowledge of rental values in the area, and the relevant comparable studio properties provided by the parties. The Tribunal considers that the market rent of the property, had it been in good repair and condition, would be £750 excluding bills.
22. From this level of rent, the Tribunal has made adjustments in relation to the following:
 - a. The unmodernised condition of the Property relative to the comparable properties, including poor carpets.
 - b. Issues with the condition of the Property which reduce its value, including damp, mould, condensation, and no central heating leading to the reliance on electric heaters.
23. The full valuation is shown below:

Starting Rent

£ 750 pcm

Less

a) Items given under a) above	£50 pcm
b) Items given under b) above	£50 pcm
Subtotal	£100 pcm

Market rent

£650 pcm

Undue hardship

24. 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 discretion to set a later start date up to the date it makes its determination.
25. The Tenant did raise hardship. As the determined rent is less than the current rent, hardship is therefore not an issue to be determined.

Decision

26. Therefore, the Tribunal determines the market rent payable for the subject property at £650 per calendar month with effect from 28 June 2026.

Name: Tribunal Judge Bowden

Date: 27 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.

