



FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	:	HAV/00HQ/MRA/2026/0023
Property	:	Flat 8 Silverwood Court, 15 Milton Road, Bournemouth, Dorset, BH8 8FF
Tenants	:	Lisa Mardy Anthony Mardy
Tenant's Representative	:	
Landlord	:	Gap control Ltd
Landlord's Address	:	22 Ringwood Road, Longham, Dorset, BH22 9AN
Landlord's Representative	:	Frost & Co Lettings
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	:	£1,475 pcm
Date the new rent takes effect	:	01 August 2026

REASONS FOR THE DECISION

Background

1. On 21 May 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,525 in place of the existing rent of £1,350 per calendar month (pcm) to take effect from 01 August 2026.
2. On 07 July 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 07 July 2026.
4. The assured shorthold tenancy commenced on 01 November 2019 for a term of 12 months. 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 Tenants on MR1 agreed for the Tribunal to 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 3-bed flat with two bathrooms. One bedroom has an ensuite bathroom. The Property is in a residential area and 1.5 miles from the beach. Externally, the property is back from the road and is well maintained. The Property benefits from:
 - a. Communal garden and bike shed (tenant states it is unusable)
 - b. Warmth: Central heating and double glazing
 - c. Flooring: Carpets in the living room. Tiles in the bathrooms and kitchen.
 - d. Allocated parking in gated parking area

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.
 - a. I believe the market rent for my property is £1,425 per calendar month. While I accept that rental values in the local area have increased, I do not believe the landlord's proposed rent of £1,525 accurately reflects the market value of my property in its current condition. I have lived in the property for over seven years, during which time it has naturally experienced normal wear and tear associated with long-term occupation. It has not been refurbished or presented to the standard of properties that have been newly marketed to achieve the highest possible rents.
 - b. I therefore do not consider those properties to be directly comparable. The landlord's evidence also includes properties that are furnished, recently marketed, or owned by the same landlord within the same development. I do not believe these provide a fair or independent comparison for determining the market rent of my home.

- c. Having considered comparable unfurnished three-bedroom properties in the local area and taking into account the age, condition and specification of my property, I believe that £1,425 per calendar month represents a fair market rent.
- d. In addition, the local environment should be taken into account. Milton Road has ongoing issues with anti-social behaviour, including regular drug-related activity, which has negatively affected our enjoyment of the property and is a factor that would reasonably influence the rent a prospective tenant would be willing to pay. These are considerations that are not reflected in the landlord's proposed market rent. Taking into account the property's age, condition, specification, and the local environment, together with comparable unfurnished three-bedroom properties in the area, I believe £1,425 per calendar month represents a fair market rent.

17. In terms of rental evidence, the Tenant did not provide any comparables.

The Landlord

18. The Landlord made the following comments:

- a. Silverwood court comprises of two identical blocks with 7 flats in each block, 5 of which are 3 bedroom flats and 2 are two bedroom top floor flats.
- b. The 3 bedroom flats are all of a similar size (flat 8 is 79 square meters) have modern open plan lounge/kitchens with integrated appliances, 3 bedrooms, two bathrooms, gas central heating, double glazed, allocated parking (gated parking area) bike store, use of communal gardens.
- c. There is also a lift in each block.
- d. The landlord has also confirmed that the fridge freezer in flat 8 was replaced in 2023.

19. The following comparables were provided by the Landlord:

- a. GAP Controls owns and rents 13 of the 14 flats (they do not own flat 11).
- b. See below the flat number and the current rent. Flats 2 & 9 both have private gardens, so are at a higher rent. We have not included information relating to the 2-bedroom flats as they are not comparable properties.

- 1 £1490.00
- 2 £1625.00
- 3 £1525.00
- 4 £1525.00
- 5 £1550.00
- 8 £1350.00
- 9 £1660.00
- 10 £1485.00
- 12 £1540.00

- c. The Landlord stated that the tenancies in flat 1 & 10 moved in during the end of October 2025 and December 2025. At the time, the rental market was flooded with fewer applicants looking, therefore the Landlord accepted lower rents on these properties. These rents will be reviewed at the end of their 12-month period.
- d. Flat 5 tenants moved in on 10/06/2026 and achieved a rent of £1550.00 pcm in the current market.
- e. The landlord also included a Best Price Guide.

Property	Features	Evidence	Rent pcm	Treatment by the Tribunal
Subject property	3 bed 2 bath Flat		£1,350 current £1,525 proposed	
a. Richmond Hill	3 bed flat	Best price Guide Rightmove	£1,550	Limited information so limited use
b. Milton Road	3 bed flat		£1,550	Limited information so limited use
c. Talbot Woods	3 bed 2 bath 1st floor		£1,550	Limited information so limited use
d. Bournemouth	3 bed 2 bath Ground floor Off road parking		£1,600	Limited information so limited use
e. Grove Road	3 bed 2 bath Underground parking Furnished		£1,600	Limited information so limited use Furnished

f.	Lansdown Road	3 bed 2 bath Penthouse Brand new kitchen 2 parking spaces Fully refurbished		£1,600	Limited information so limited use Price noted where this is a newly refurbished penthouse with 2 x parking spaces. and a new kitchen.
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Determination and Valuation

20. 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 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 £1,525 pcm.
21. 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 and the general wear and tear.
22. The full valuation is shown below:

Starting Rent	£ 1,525 pcm
Less	
a) Items given under a) above	£50
Subtotal	£50
Market rent	£1,475

Undue hardship

23. Hardship was not raised.

Decision

24. Therefore, the Tribunal determines the market rent payable for the subject property at £1,475 per calendar month with effect from 01 August 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.