

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	HAV/24UB/MRA/2026/0041
Property	19 Bourdillon Gardens, Basingstoke, Hampshire RG24 9GG
Tenant	Mr Shawkat Sakher Sboul and Ms Alisha Georgia Garside
Tenant's Representative	-
Landlord	Mr James Makin
Landlord's Address	53 Wantage Road, Wallingford, Oxfordshire, OX10 0LS
Landlord's Representative	Countrywide Residential Lettings
Date of Application	24 July 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	W H Gater FRICS (Chair) Ms S Johnson
Date of Decision	17 September 2026
Rent Determined	£1,350 per calendar month

Date of Valuation	30 July 2026
Date the new rent takes effect	30 September 2026

REASONS FOR THE DECISION

Background

1. On 7 May 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1,425 per calendar month(pcm) in place of the existing rent of £ 1,350 pcm to take effect from 30 July 2026.
2. On 24 July 2026, under Section 14 (A3) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of an open-market rent.
3. The tenancy commenced on 13 June 2025. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

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

Liability for Council Tax

5. The Tenant is responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Hearing

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

The Property

7. The Property is a third-floor flat forming part of a modern development in Basingstoke, offering the following accommodation:

Third Floor: Entrance Hall, Kitchen/Living area, Bedroom with en-suite bathroom, further Bedroom. Bathroom /WC.

Outside: External balcony on two sides.

The Property benefits from gas- fired central heating.

Evidence

8. The parties completed the relevant MR1 (tenant), MR2 (landlord) with associated documents.

The Tenant

9. The Tenant made the following comments:
- a) The flat is an unrefurbished flat without private garden access, featuring dated decor, worn 6 laminate flooring, and original/aged kitchen and bathroom units.
 - b) Given that higher-specification terraced houses with gardens achieve £1,300–£1,350 pcm, an increase to £1,425 pcm for an refurbished flat exceeds local open market value.
10. The Tenant offered the following comparables:
- a) Chantry Mews 2-bedroom terraced house offered at £ 1,300 pcm.
 - b) Winterthur Way 2 bedroomed, 2-bathroom flat offered at £1,200 pcm.
 - c) Sinclair Drive 2-bedroom, 2-bathroom flat offered at £1,250pcm.
 - d) Whitestones 2-bedroom, 1-bathroom terraced house offered at £1,300 pcm.
 - e) Additional comparable properties within the Basingstoke area.

The Landlord

11. The Landlord made the following comments:

- a) The Landlord confirmed that they have completed certain works reported to equipment and installed a barrier to the balcony.
 - b) The Landlord disputes the Tenants comparables stating that the flats do not have outdoor space and are on different floors. The houses referred to are not comparable.
12. The following comparables were provided by the Landlord:
- a) Clarendon House 2-bedroom, 2-bathroom penthouse flat offered at £1,650 pcm
 - b) Sinclair Drive 2-bedroom, 2-bathroom furnished flat offered at £1,450 pcm
 - c) Rockbourne Rd: 2-bedroom, 2-bathroom flat offered at £ 1,480 pcm. Undergoing “refresh”.
 - d) Winterthur Way 2 bedroomed 2 bathroom flat offered at £1,450 pcm.
 - e) Additional comparable properties within the Basingstoke area.

Determination and Valuation

13. Under section 14(1) of the Housing Act 1988 (as amended), the Tribunal is required to determine the rent at which the Property might reasonably be expected to let in the open market by a willing Landlord at the beginning of the new period specified in the Landlord’s notice. Relevant Tenant improvements or failure of the Tenant to comply with the terms of the tenancy are to be disregarded. Historic issues relating to the tenancy or the personal circumstances of the Landlord are not taken into account. The personal circumstances of the Tenant are only considered if an application for hardship has been made.
14. The Tribunal has examined the comparable evidence provided by the parties and used its own knowledge of the rental market in Basingstoke.
15. The Tribunal notes that the Property benefits from features not present in a number of the Tenants’ comparables, namely its upper-floor position together with a wraparound balcony and additional outside space. Whilst the balcony is relatively narrow and of limited practical use, these features nevertheless enhance the appeal of the Property compared with some of the lower-valued comparables relied upon by the Tenants.
16. The Tribunal places less weight on the Clarendon House comparable relied upon by the Landlord as it appears to be a higher-specification property achieving an exceptional rent when compared with the general tone of the market evidence. However, the Tribunal accepts that the Landlord’s remaining

comparables indicate that a well-presented two-bedroom, two-bathroom flat of broadly similar size and character would command a rent in the region of £1,450 per calendar month.

17. The Tribunal accepts that the comparables relied upon by the Tenants demonstrate that properties within the locality were being marketed at rents broadly between £1,200 and £1,300 per calendar month. However, the Tribunal considers that those properties generally offer different accommodation and amenities and are not directly comparable with the subject Property. Whilst the evidence provides a useful indication of the lower end of the local market, the Tribunal does not consider that it supports a market rent at that level for the Property.
18. The Tribunal also accepts the Tenants' evidence that the Property is dated in a number of respects. The inventory and photographic evidence demonstrate wear and tear together with older kitchen, bathroom and decorative finishes. The Tribunal therefore considers that some allowance should be made to reflect the need for updating when compared with higher-specification properties in the Landlord's evidence.
19. Relying on its own expertise and general knowledge of rental values in the area, and the comparables provided by the parties, the Tribunal considers that the market rent of the subject Property would be in the order of £1,425 pcm. This is the rent we would expect the property to let for in the open market at the valuation date and if it was in the same general condition as the comparable properties provided by the parties.
20. From this level of rent, the Tribunal has made adjustments in relation to the following:
 - a) The need for some modernisation/ "refreshment" of the flat.

The full valuation is shown below:

Starting Rent	<u>£1,425</u> pcm
<u>Less</u>	
a) Items given under a) above	-£ 75 pcm
Open-Market Rent	£ 1,350 pcm

Decision

21. The Tribunal determines the new rent amount at £1,350 per calendar month with effect from 30 September 2026 which is the beginning of the first new period of the tenancy which begins on or after the date of the determination

Hardship.

22. The Tenant has referred to hardship and requested that this be considered if the rent is to be increased. As the rent determined is the same as the rent passing the Tribunal makes no order in this respect.

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 after 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.