	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**HAV/00MS/MRA/2026/0060**
Property	**12 The Studio** **Ringwood Road** **Southampton** **Hampshire** **SO40 7EX**
Tenant(s)	**Jessica Lewis & Ryan Starkey-Duffy**
Tenant's Representative	**None**
Landlord(s)	**Netley Estates Ltd**
Landlord's Address	**144 Osbaldeston Road** **London** **N19 6NJ**
Landlord's Representative	**Sam Braun** **Bridgbourne Properties Ltd**
Date of Application	**5th August 2026**
Type of Application	**Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**I R Perry FRICS** **S Johnson**
Date of Decision	**12th October 2026**
Rent Determined	**£1,375 per calendar month**
Date of Valuation	**12th October 2026**
Date the new rent takes effect	**11th November 2026**

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REASONS FOR THE DECISION

Background

1. On 30th June 2026 Messrs Leaders served a notice on behalf of the Landlord under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1,443.75 per calendar month (pcm) in place of the existing rent of £1,375 pcm to take effect from 11th September 2026.

2. On 5th August 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 11th August 2025. The rental period is monthly.

Validity Of Notice – Section 13B of the Housing Act 1988

4. In their application form, the Tenants have indicated that they consider the Landlord's notice to be valid.

Allocation of Repairs between Landlord and Tenant.

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

Services Charges or furniture provided by Landlord (other than carpets and curtain and white goods specified below) and the costs relating to the same.

6. None.

Liability for Council Tax

7. The Tenants are 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.

8. None.

Reasons

9. These reasons address the key issues raised by the parties. They do not recite each and every point referred to either in submissions or during any hearing. However, this does not imply that any points raised, or documents not specifically mentioned were disregarded. If a point or document was referred to in the evidence or submissions that was relevant to a specific issue, then it was considered by the Tribunal. The Tribunal concentrates on those issues which, in its opinion, are fundamental to the application.

Hearing

10. Neither party requested an oral hearing.

The Property

11. The Property is stated to be a first floor flat with accommodation including a hallway, an open plan living room/kitchen, 2 bedrooms and bathroom. The Property is within a mixed development of 1,2 & 3 bedroomed houses and flats within a rural situation west of Southampton. A parking space is provided.

12. The Property is heated by electric radiators, windows are double glazed and flooring is provided.

Evidence

13. The parties completed the relevant MR1 (tenant), MR2 (landlord) and MR3 (tenant's reply).

The Tenant

14. The Tenants made the following comments:

    a) The Tenants propose a rent of £1,300 - £1,375 pcm based on two flats within the development being advertised at £1,350 and £1,300 pcm and two larger houses within the development advertised at £1,100 and £1,350 pcm.
    b) The Tenants state that the main entrance door to the block does not lock, the lift is not working, communal areas are poorly maintained, and the rear exit door has a faulty lock.
    c) Photographs provided show the flat to be reasonably well appointed.
    d) Details of other comparable properties in the general area are provided.

The Landlord

15. The Landlord made the following comments:

    a) The Landlord does not agree with the comparables provided and suggests that a Leaders Best Price Guide is better evidence.
    b) No details of rents achieved are provided.

Determination and Valuation

16. 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.

17. 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 modernised and in good order would be in the order of £1,400 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.

18. From this level of rent, the Tribunal has made an adjustment of £25 pcm to reflect the poor security/locking of front and rear entrance doors.

Open-Market Rent **£1,375 pcm**

Decision

19. The Tribunal determines the new rent amount at £1,375 pcm effect from 11th November 2026 which is the beginning of the first new period of the tenancy which begins on or after the date of the determination.

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.