

FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**HAV/24UE/MRA/2026/0035**
Property	**8 Bath Lane, Fareham, Hants, PO16 0DJ**
Tenant	**(1) Inna Podshyvalina, (2) Yurii Druzhynets, & (3) Hanna Druzhynets**
Tenants' Representative	**Marvin Wills**
Landlord	**(1) Manish Malik & (2) Nidhi Malik**
Landlord's Representative	**Bernards Estate Agents**
Date of Application	**20 July 2026**
Type of Application	**Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Mr D Cotterell FRICS** **Ms S Johnson**
Date of Decision	**8 October 2026**
Rent Determined	**£1,600 per calendar month**
Date of Valuation	**15 August 2026**
Date the new rent takes effect	**15 October 2026**

REASONS FOR THE DECISION

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Background

1. On 8 June 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1,825.00 per calendar month(pcm) in place of the existing rent of £ 1,700.00 pcm to take effect from 15 August 2026.

2. On 20 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 15 May 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.

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

Hearing

7. 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

8. The Property is a semi-detached house comprising the following accommodation:

   Ground Floor: Entrance Hall, WC understairs, Dining/Sitting Room, Kitchen, Conservatory.

   First Floor: Landing, 3 Bedrooms, Bathroom /WC.

Externally: Garden, shed, parking area.

The Property is situated in a mainly residential location, a short distance from Fareham town centre

Evidence

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

The Tenant

10. The Tenant made the following comments:

    a) The Tenant provided photographs of items of disrepair, notably damp. According to the Tenants' MR3, the other items of disrepair have been resolved.

    b) The Tenant provided the following comparables:

        1. Furneaux Gardens (4 bedroom house, asking rent £1550 pcm)
        2. Denbigh Drive (3 bedroom bungalow, asking rent of £1575 pcm)
        3. South Lodge (3 bedroom detached house, asking rent of £1650 pcm)
        4. Runnymede (3 bedroom house, asking rent of £1600 pcm)
        5. Highlands Road, (3 bedroom 2 bath house, asking rent of £1550)
        6. Miller Drive, (3 bedroom house, asking rent of £1550 pcm)
        7. Crawford Drive (4 bedroom house, asking rent of £1650 pcm)
        8. Wickham Road (4 bedroom house, asking rent of £1750 pcm)

The Landlord

11. The Landlord made the following comments:

    a) The Landlord mentions that the property "*… is within catchment of some good primary and secondary schools and therefore properties very rapidly get let. The rates have increased and properties dried out in the 1 mile radius from the house".*

    b) With regard to rental value, the Landlord says "*… The best price guide provided by the letting agent suggests that for an equivalent property, a monthly rent between 1800 and 2000. When I scanned the market before asking for a 1825 rent it took into account then advertised rents. There were 2 bed and 3 bed properties advertised at 1650 and 1800 pcm when the rent increase request was made (only one rent increase per annum)*".

12. The "Best Price Guide" mentioned by the Landlord includes the following comparable asking rents:

    1. 3 bedroom detached house - Fareham Park Road, Fareham, PO15 6LE (£2000 pcm)
    2. 3 bedroom end of terrace house - Windmill Grove, Portchester (£1800 pcm)
    3. 3 bedroom detached house - Blackbrook Road, Fareham, PO15 (£1800 pcm)

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. Relying on its own expertise and general knowledge of rental values in the area, and the comparables provided by both the Landlord and the Tenant, the Tribunal considers that the market rent of the subject Property modernised and in good order would be at a rent of £1,650.00 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.

15. From this level of rent, the Tribunal has made an adjustment in relation to the following:

    a) Disrepair (damp)

    The full valuation is shown below:

Starting Rent	£1,650.00	pcm
Less		
a) Items given under (a) above	£50.00	
Open Market Rent	**£ 1,600.00 pcm**	

Decision

16. The Tribunal determines the new rent amount at £ 1,600.00 per calendar month with effect from 15 October 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.