



**FIRST - TIER TRIBUNAL  
PROPERTY CHAMBER  
(RESIDENTIAL PROPERTY)**

**Case Reference** : **HAV/29UB/MNR/2024/0517**

**Property** : **101 Laurens Van Der Post Way,  
Ashford, Kent TN23 3GW**

**Tenant** : **Mr Trevor Twohig & Mrs Tnaesha  
Twohig**

**Landlord** : **c/o Northwood Ashford.**

**Date of Objection** : **2nd September 2024**

**Type of Application** : **Determination of a Market Rent  
sections 13 & 14 of the Housing Act  
1988**

**Tribunal** : **Mr D Jagger MRICS  
Miss C Barton MRICS**

**Date of Summary  
Reasons** : **22 October 2024**

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**DECISION**

**The Tribunal determines a rent of £1,750 per calendar month with  
effect from 4 October 2024.**

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## **SUMMARY REASONS**

### **Background**

1. On the 16th August 2024 the Landlord's agent served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,750 per month in place of the existing rent of £1,550 per month to take effect from 4 October 2024.

2. The Tenant's application is dated the 2nd September 2024, 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.

### **Inspection**

3. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties.

### **Evidence**

4. The Tribunal has consideration of the extensive written submissions provided by the landlord's agent with a large selection of comparable evidence. The Tenant submitted a completed Rent Appeal Statement with comparable evidence.

### **Determination and Valuation**

5. Firstly, having consideration of the parties' comparable evidence together with our own expert, general knowledge of rental values in the Ashford area, we consider that the open market rent for the property in its current condition would be **£1,750** per month.

6. The Tribunal have not made an adjustment in relation to condition of the property based upon the photographic evidence and the parties' statements.

### **Decision**

7. The Tribunal therefore determined that the rent at which the subject property might reasonably be expected to be let in the open market by a willing Landlord under an assured tenancy governed by the relevant clause in the agreement was **£1,750** per calendar month.

8. The Tribunal directs the new rent of **£1,750** to take effect on the 4 October 2024. This being the date set out in the Landlord's Notice of Increase The Tribunal was satisfied that a starting date of that specified in the Landlord's notice would not cause the tenant undue hardship as no such evidence was provided.

## **APPEAL PROVISIONS**

These summary reasons are provided to give the parties an indication as to how the Tribunal made its decision. If either party wishes to appeal this decision, they should first make a request for full reasons and the details of how to appeal will be set out in the full reasons. Any subsequent application for permission to appeal should be made on Form RP PTA.