



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

Case Reference	:	HAV/29UQ/MNR/2025/0694
Property	:	Flat 4 Knights Place 53 Lower Green Road Pembury Tunbridge Wells Kent TN2 4DX
Applicant Tenant	:	Mr A Woods
Representative	:	None
Respondent Landlord	:	Low Moor Properties
Representative	:	Smart in Property Ltd
Type of Application	:	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	:	Mr I R Perry FRICS Mr S J Hodges FRICS
Date of Application	:	13th May 2025
Date of Decision	:	7th July 2025

DECISION

The Tribunal determines a rent of £1,000 per calendar month with effect from 1st June 2025.

SUMMARY REASONS

Background

1. On 26th April 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,050 per month in place of the existing rent of £625 per month to take effect from 1st June 2025.
2. On 13th May 2025 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 based on the papers provided by the parties and information freely available on the internet.

Evidence

4. There were no written submissions from either party. The Tribunal could only rely on the information given in the Application Form from the Tenant and the copy Lease provided.

Determination and Valuation

5. Having given consideration to the comparable evidence provided by the parties and of its own expert, general knowledge of rental values in the area, the Tribunal determines that the open market rent for the property **in good tenable condition** would be £1,000 per calendar month.
6. The Tribunal therefore decided that the rent at which the subject property might reasonably be expected to be let in the open market by a willing Landlord under the terms of this assured tenancy was £1,000 per month.
7. The Tenant made no representation that the starting date for the new rent specified in the Landlord's notice would cause the Tenant undue hardship.
8. Accordingly, the Tribunal directed that the new rent of £1,000 per month should take effect from 1st June 2025 this being the date specified in the notice.

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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA.