



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

Case Reference	: HAV/29UL/MNR/2025/0723
Property	First Floor Flat 47 Albert Road Hythe Kent CT21 6BT
Applicant Tenant	Mr W & Mrs C Andrews
Representative	None
Respondent Landlords	Mrs M Wraight & Mr I Brown
Representative	Legal for Lettings
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	24th June 2025
Date of Decision	12th September 2025

DECISION

**The Tribunal determines a rent of £850 per calendar month with effect
from 1st August 2025.**

SUMMARY REASONS

Background

1. On 17th June 2025 the Landlords' Agent served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £925 per month in place of the existing rent of £775 per month to take effect from 1st August 2025.
2. On 24th June 2025 under Section 13(4)(a) of the Housing Act 1988, the Tenants referred the Landlords' 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. The Tribunal has considered the Application Form provided by the Tenant. There were no further written submissions from either party.

Determination and Valuation

5. Having given consideration to the evidence provided and its own expert, general knowledge of rental values in the area, the Tribunal determines that the open market rent for the property **in good tenantable condition** would be £850 per calendar month.
6. In the absence of any representations from either party 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 £850 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 £850 per month should take effect from 1st August 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.