



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

Case Reference	:	HAV/29UK/MNR/2025/0701
Property	:	Tudor Cottage 6 The Village Chiddingstone Edenbridge Kent TN8 7AH
Applicant Tenant	:	Ms K Lewington
Representative	:	None
Respondent Landlord	:	The National Trust
Representative	:	Flint Bishop Plc
Type of Application	:	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	:	Mr I R Perry FRICS Mr J S Reichel MRICS Judge C Skinner
Date of Application	:	5th May 2025 (received 26th May 2025)
Date of Decision	:	22nd September 2025

DECISION

The Tribunal determines a rent of £1,465 per calendar month with effect from 16th June 2025.

SUMMARY REASONS

Background

1. On 11th April 2025 the Landlord's Agent served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,465 per month in place of the existing rent of £1,395 per month to take effect from 16th June 2025.
2. On 5th 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. The Tenant's referral was received by the Tribunal on 26th May 2025.

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 written submissions provided by the Tenant and the Landlord, including the initial application form.

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 £1,600 per calendar month.
6. Such a tenancy would normally include white goods, carpets, curtains/blinds and associated fittings to all be provided by the Landlord.
7. In this case the property is not let in such condition or with white goods, carpets and curtains all supplied so some adjustments to the 'open market rent' are necessary. In particular the Tribunal has made the adjustments for the Tenant's provision of some white goods, the Tenant's responsibilities for internal repair and decoration, the Tenant's provision of curtains and dampness resulting in some mould growth.
8. The full valuation is shown below:

Full open market rent in good condition	£1,600
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Less deductions for:-

Tenants' provision of white goods	£20
Tenant's repair and decoration liability	£70
Tenant's provision of curtains	£10
Damp/mould	£35

Total adjustment per month	£135
TOTAL RENT PAYABLE PER MONTH	£1,465

9. 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 £1,465 per month.
10. 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.
11. Accordingly, the Tribunal directed that the new rent of £1,465 per month should take effect from 16TH 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.