



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

Case Reference : **HAV/00ML/MNR/2025/0757**

Property : **1A Harrington Road, Brighton, BN1 6RE**

Applicant Tenant : **Mr Kevin Grimwade**

Representative : **Brighton Housing Trust**

Respondent Landlord : **Ms Linda Paterson**

Representative :

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

Tribunal Members : **Judge C Skinner
Regional Surveyor J Coupe FRICS
Miss C Barton MRICS**

Date of Application : **18th August 2025**

Date of Decision : **9th October 2025**

DECISION

The Tribunal determines a rent of £2,100 per calendar month with effect from 2nd September 2025.

SUMMARY REASONS

Background

1. On 28 July 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,200 per month in place of the existing rent of £1,600 per month to take effect from 2nd September 2025.
2. On 18 August 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 18 August 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.

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 £2,250 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 evidence from the parties showed the property to be in reasonable condition, although noting the condition of the property was dated in parts and possibly in need of redecoration. Whilst some White Goods are supplied, the tenant has purchased their own fridge. The garage let with the property is in a state of disrepair and the oven is in need of partial repair. However, the property is in a desirable location, benefits from off road parking and has good transport links close by and is let with some furniture. Accordingly, the Tribunal determined that the 'open market rent' should be reduced by £150 per month to reflect the general wants of repair and condition.
8. 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 £2,100 per month.
9. 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.

10. Accordingly, the Tribunal directed that the new rent of £2,100 per month should take effect from 2nd September 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.