



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

Case Reference : **HAV/45UH/MNR/2025/0749**

Property : **Room 5, 157 Lyndhurst Road,
Worthing, West Sussex, BN11 2DG**

Tenant : **Remy Hildenborough**

Representative : **None**

Landlord : **Brighton & Hove Properties**

Representative : **Hartley Bennett Ltd**

Date of Objection : **1 August 2025**

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

Tribunal : **Mr D Jagger MRICS
Mr N Robinson FRICS**

**Date of Summary
Reasons** : **13 February 2026**

DECISION

**The Tribunal determines a rent of £725 per calendar month with
effect from 3 September 2025.**

SUMMARY REASONS

Background

1. The Landlord served a notice under Section 13(2) of the Housing Act 1988 dated 24 July 2025 which proposed a new rent of £725 per month in place of the existing rent of £700 per month to take effect from 3 September 2025. This being an increase of £25 per month.
2. The tenancy commenced on the 3 September 2020 for a period of 12 months at a rent of £700 per month. Therefore, this is a statutory periodic tenancy.
2. On the 1 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.
3. On the 29 September 2025, the Tribunal prepared Directions for the conduct of the case.
4. The parties did not request a hearing or an inspection, and the Tribunal agreed with this arrangement. Therefore, this case was considered on the basis of the papers provided by the parties with the assistance of Rightmove and Google Maps.

Evidence

5. The Tribunal received a completed reply form from the landlord together with a schedule of comparable rental evidence, Inventory and Check Report, floor plan and photographs. The tenant provided photographs of the external condition of the property and comparable evidence in connection with rental values in the area.

Determination and Valuation

6. Having consideration of the extensive evidence provided by the landlord and our own expert, general knowledge of rental values in the Worthing area, we consider that the open market rent for the property in good lettable condition with modern fittings and services would be **£725** per month. This rental value includes payment of Council Tax, Water Rates and all utilities.
7. The Tribunal has considered the submissions from the parties regarding the condition of the property and concludes the property is in reasonable condition, and no deductions have been made.

Decision

8. 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 in its current condition was **£725** per calendar month.

9. The Tribunal directs the new rent of £725 per month to take effect on the 3 September 2025. This being the date in the Landlord's notice.

Chairman: Duncan Jagger MRICS

Date: 13 February 2026

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.