

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	HAV/29UD/MNR/2025/0817
Property	31 Heathcote Street, Stone, Dartford, Kent, DA2 6GT
Tenant/Applicant	Mr O Falade
Tenant's Representative	None
Landlord	ALPF Single Family Homes LP
Landlord's Address	
Landlord's Representative	Allsop Letting & Management
Date of Application	18th November 2025
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Ian Perry FRICS – Chair Carolyn Barton MRICS
Date of Decision	11th March 2026
Rent Determined	£1,865 per month
Date the new rent takes effect	22nd December 2025

REASONS FOR THE DECISION

Background

1. On 7th November 2025, the Landlord's Agent served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,900 per calendar month ("pcm") in place of the existing rent of £1,795.00 pcm to take effect from 22nd December 2025.
2. On 18^h November 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. The assured shorthold tenancy commenced on 22nd December 2024 for a term of 12 months. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. As per section 11 of the Landlord and Tenant Act 1985.

Services Charges or furniture provided by Landlord (other than carpets and curtain and white goods specified below) and the costs relating to the same.

5. No additional charges.

Liability for Council Tax

6. The Tenant is responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Any other terms of the tenancy taken into consideration in determining the rent.

7. None

Inspection/Hearing

8. Neither party requested an oral hearing. The Tribunal has considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise.

The Property

9. The Property is a semi-detached 'Rose' style house within a nearly new development of 98 residential properties all of which are owned and operated by the Landlord, offering the following accommodation:

Hall, open plan kitchen/living room, two bedrooms, and bathroom with WC.

Outside: Parking space, gardens.

The Property benefits from heating from an electric air source heat pump, double glazing, free Broadband and a dedicated property manager for the whole development. The Energy Performance Rating is 'B'.

The Property is situated approximately 1.5 miles east of the centre of Dartford, close to parkland, local amenities and excellent transport links.

Evidence

10. Both the Tenant and the Landlord returned the Tribunal's Reply forms.

The Tenant.

11. The Tenant made the following comments:

- a) In his application the Tenant states that, contrary to agreement, no blinds were provided at the start of the tenancy.
- b) The Tenant did not provide any evidence of rents for similar properties.

The Landlord

12. The following comments were made by the Landlord's Agent:

- a) The Agent states that blinds and curtain poles were provided to all windows, except for the patio doors.
- b) The Agent had completed two new lettings on this house type between 1st September 2025 and 21st January 2026 at £1,875 pcm and £1,895 pcm, and completed two renewals of tenancy agreements between 10th August 2025 and 21st January 2025 at £1,885 pcm and £1,875 pcm.

- c) The Agent also provided details of similar properties to rent available on Zoopla or Rightmove with asking rents between £1,950 and £2,100 per month.

Determination and Valuation

13. The Tribunal considers that there is a particular micro market for rental properties on this development. The homes are nearly new and energy efficient.
14. The only evidence provided of actual rents achieved are recent lettings and renewals arranged by the Agent.
15. The Tribunal is faced with differing evidence regarding the provision of blinds but concludes that the Tenant would be unlikely to claim to provide blinds if he had not done so. Accordingly, the Tribunal has adjusted a new open market rent of £1,875 by £10 per month to reflect this.
16. Relying on its own expert, general knowledge of rental values in the area, and the comparable evidence provided by the Parties, the Tribunal considers that the market rental of the subject property is £1,865 per month.

Market rent

£1,865 pcm

Undue hardship

12. The new rent takes effect from the date specified in the Landlord's Notice of Increase unless that would cause undue hardship to the tenant. In cases of undue hardship, the Tribunal has a discretion to fix a later starting date up to the date a Tribunal makes its determination.
13. No evidence of undue hardship was provided.

Decision

14. Therefore, the Tribunal determines the market rent at £1,865.00 per calendar month with effect from 22nd December 2025.

APPEAL PROVISIONS

If either party is dissatisfied with this decision, they may apply for permission to appeal to the Upper Tribunal (Lands Chamber) on any point of law arising from this Decision. Prior to making such an appeal, an application must be made, in writing, to this Tribunal for permission to appeal. Any such application must be made within 28

days of the issue of this statement of reasons (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013) stating the grounds upon which it is intended to rely in the appeal.