

	<b>FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)</b>
<b>Case Reference</b>	<b>HAV/21UC/MNR/2025/0832</b>
<b>Property</b>	<b>Flat 4, Milton Grange 6 Arundel Road Eastbourne East Sussex BN21 2EL</b>
<b>Tenant</b>	<b>Mr R Manning</b>
<b>Tenant's Representative</b>	<b>None</b>
<b>Landlord</b>	<b>E Beuzeval</b>
<b>Landlord's Address</b>	
<b>Landlord's Representative</b>	<b>Ginger &amp; Sanders Property Rentals Ltd</b>
<b>Date of Application</b>	<b>30<sup>th</sup> November 2025</b>
<b>Type of Application</b>	<b>Determination of a Market Rent sections 13 &amp; 14 of the Housing Act 1988</b>
<b>Tribunal Members</b>	<b>I R Perry FRICS S J Hodges FRICS</b>
<b>Date of Decision</b>	<b>23<sup>rd</sup> April 2026</b>
<b>Rent Determined</b>	<b>£890 per calendar month</b>
<b>Date the new rent takes effect</b>	<b>1<sup>st</sup> December 2025</b>

## **REASONS FOR THE DECISION**

### **Background**

1. On 31<sup>st</sup> October 2025, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £975 per calendar month (“pcm”) for the Property in place of the existing rent of £780 pcm to take effect from 1<sup>st</sup> December 2025.
2. On 30<sup>th</sup> 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 tenancy commenced in August 1993. The rental period is monthly.

### **Allocation of Repairs between Landlord and Tenant.**

4. None.

### **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. None.

### **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 stated to be a large basement flat within a Victorian 4-storey building, comprising a living room, kitchen, bedroom and bathroom.

## **Evidence**

10. The Tenant provided an application form and the Landlord's Agent a Rent Appeal Statement.

### *The Tenant.*

11. The Tenant made the following comments:
  - a) No white goods are provided by the Landlord. All white goods, fixtures and fittings improved or installed by the Tenant.

### *The Landlord*

12. The Landlord's Agent made the following comments:
  - a) There is no double glazing.
  - b) The Tenant provides carpets and curtains.
  - c) Works to alleviate damp have been completed.
  - d) There have been no recent upgrades to the bathroom or kitchen.
  - e) The property is in a sought-after area of Eastbourne and has a floor area of 109 square meters.
13. The Landlord's Agent also provided a list of comparable properties recently let with rents ranging from £895 to £1,000 per month.

## **Determination and Valuation**

14. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Landlord's Agent, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £1,000 pcm. This is the rent we would expect the property to let for in the open market if it was in the same general condition as the comparable

properties including having white goods, flooring and curtains provided by the landlord.

15. From this level of rent, the Tribunal has made adjustments in relation to the following:
  - a) The Tenant's provision of white goods.
  - b) The Tenant's provision of carpets and curtains
  - c) Dated kitchen and bathroom fittings

The full valuation is shown below:

Starting Rent			<u>£1,000</u> pcm
<u>Less</u>			
a) Items given under a) above	£30		
b) Items given under b) above	£30		
c) Items given under c) above	£50	<u>£110</u>	
<b>Market rent</b>			<b>£890 pcm</b>

### **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. The Tenant has made no submission or provided any evidence that the new rent will cause undue hardship in respect of hardship.

### **Decision**

14. Therefore, the Tribunal determines the market rent at £890 per calendar month with effect from 1<sup>st</sup> December 2025, this being the date specified in the Notice.

### **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.