

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	HAV/21UC/MNR/2026/0154
Property	Room 3 8 Hyde Road Eastbourne BN21 4SY
Tenants	Toby Adams
Tenant's Representative	None
Landlord	Christoher Kelly
Landlord's Address	19 Milton Road Eastbourne BN21 1SG
Landlord's Representative	None
Date of Application	13th May 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	I R Perry FRICS Ms S Johnson
Date of Decision	16th July 2026
Rent Determined	£650 per calendar month
Date the new rent takes effect	20th May 2026

REASONS FOR THE DECISION

Background

1. On 15th April 2026 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £675 per calendar month (“pcm”) for the Property in place of the existing rent of £540 pcm to take effect from 20th May 2026.
2. On 13th May 2026, 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 on 24th June 2023 at a rent of £520 pcm.

Allocation of Repairs between Landlord and Tenant.

4. The Landlord is responsible for repairs.

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. The room includes a kitchen sink. Some furniture is also provided including a bed, desk, microwave, oven, fridge and toaster. Carpet and curtains are also provided. Utilities cost £30 pcm

Liability for Council Tax

6. The Tenant has previously been responsible for Council Tax but the new rent will be inclusive of Council Tax.

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

7. None

Hearing

8. Neither party requested a hearing.

The Property

9. The Property is stated to be a single second floor room with a kitchen facility, and a shared bathroom within a converted house providing lettable rooms in total.

Evidence

10. The Tenant provided an application form with supporting documents including documents. The Landlord provided a Rents Form MR2 and supporting documents.
11. Any personal circumstances are not to be taken into account by the Tribunal.

Tenant.

12. The Tenant made the following submissions/comments:
 - a) The radiator in his room is old.
 - b) The rear garden is overgrown.
 - c) There is some damp/mould in his room and sometimes odours from the rear of the building.

The Landlord

13. The Landlord made the following submissions/comments:
 - a) The new rent will include Council Tax, and he would be agreeable to a rent of £650 pcm.
 - b) The Landlord rents out a number of other rooms in Hyde Road at rents between £700 and £900 pcm.

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 determines that the market rental of the subject Property, including Council Tax, shall be £650 pcm from 20th May 2026.

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 £650 per calendar month with effect from 20th May 2026, to include Council Tax, 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.