

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	HAV/45UH/MNR/2026/0073
Property	82 Beaumont Road, Worthing, West Sussex BN14 8HA
Tenant	Laura Richardson
Tenant's Representative	None
Landlord	Kirsty Scrace
Landlord's Address	23 Sunny Close, Goring by Sea, West Sussex BN12 4BD
Landlord's Representative	None
Date of Application	12 February 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr D Jagger MRICS Mr I Rakhy
Date of Decision	26 May 2026
Rent Determined	£1,625 per calendar month
Date the new rent takes effect	1 April 2026.

REASONS FOR THE DECISION

Background

1. On 28 January 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,750 per calendar month(pcm) in place of the existing rent of £1,400 per month to take effect from 1 April 2026. This being an increase of £350.
2. On 12 February 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. It is stated that the original assured tenancy commenced on the 22 January 2021. The Tribunal were presented with a single page of the agreement at a passing rent of £1,300 per month. The tenancy was for a term of 12 months; therefore, this is a statutory tenancy agreement.

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:

5. No furniture supplied by the landlord.
6. No service charges.

Liability for Council Tax

7. 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.

8. It is assumed; there are none.

Inspection/Hearing

9. The parties did not request a hearing or inspection.
10. The Tribunal has therefore, considered this case on the basis of the papers, together with the papers provided by the parties, Rightmove, and its own knowledge and specialist expertise.

The Property

11. The Property is an end of terrace 1920's built house. The accommodation comprises, three bedrooms, living room, kitchen/breakfast room, bathroom. The house has an EPC Rating of E which is below average and a stated floor area of 94m². The property has gas central heating, double glazed windows and carpets.

Outside: The property has brick and render elevations under a pitched and tiled roof. There is a rear garden and roadside parking.

The Property is situated in an established residential area known as Broadwater close to local amenities.

Evidence

- a. The tenant returned the Tribunal's completed Rent Appeal Statements together with helpful photographs and a report from the local authority. The landlord did not provide any submissions and no comparable evidence was by the parties.

The Tenant.

12. In the written evidence the Tenant made the following comments:
 - a) The tenant considers a realistic rent increase would be £1,400 pcm
 - b) The property is in a poor state of repair.
 - c) The local authority private sector housing officer prepared a report which outlined a number of maintenance matters, but concluded the property was “ *basically a sound property . Some deficiencies / deviations from the ideal. No evidence of damp and mould during visit.*”

The Landlord.

13. The Landlord did not provide any evidence.

Determination and Valuation

14. Relying on its own expert, general knowledge of rental values in the Worthing area together with the comparable evidence provided by the landlord and tenant, the Tribunal considers that the market rental of the subject property modernised and in good condition would be in the order of £1,700 per month. This is the rent we would expect the property to let for in the open market including having white goods and curtains provided by the landlord.
15. From this level of rent, the Tribunal has made adjustments in relation to the following:
- a) The poor insulation in the loft space, blown seals to double glazed window units, defective rainwater fittings, missing smoke detector.
 - b) The general condition of the property based upon the photographic evidence.
16. The Tribunal has considered very carefully this information and using its own expertise considers that a deduction of £75 should be applied in order to take account of the above matters. It should be noted that this figure cannot be a simple arithmetical calculation and is not based upon capital costs but is the Tribunal's estimate of the amount by which the rent would need to be reduced to attract a tenant.

The full valuation is shown below:

Starting Rent	<u>£1700</u>
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Less

Items given under a) and b) above	£75
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Market rent	£1,625 pcm
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Undue hardship

17. 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.

19. The tenant has stated that she receives local authority housing allowance in the sum of £950 per month and any increase in rent will cause severe financial hardship.. On the basis of the evidence supplied by the Tenant and the proposed start date for the new rent, the Tribunal considers that there is not sufficient evidence to show this will not cause undue hardship and accordingly sets the starting date for the new rent as 1 April 2026.

Decision

20. Therefore, the Tribunal determines the market rent at **£1,625 per calendar month** with effect from the **1 April 2026**, being the date of the Landlord's 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.