

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	HAV/43UF/MNR/2026/0110
Property	71 Church Road, Horley, Surrey, RH6 8AB
Tenant	Scott Roberts & Chloe Brown
Tenant's Representative	None
Landlord	James Rigby
Landlord's Address	30b Doods Road, Reigate, Surrey, RH6 8AB,
Landlord's Representative	None
Date of Application	17 March 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	£2,000 per calendar month
Date the new rent takes effect	12 June 2026.

REASONS FOR THE DECISION

Background

1. On 11 March 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,200 per calendar month (pcm) in place of the existing rent of £1,900 per month to take effect from 12 June 2026. This being an increase of £300.
2. On 17 March 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 12 May 2025. The Tribunal were presented with a copy of the agreement at a passing rent of £1,900 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 a semi detached Victorian house. The accommodation comprises, three bedrooms, living room, dining room kitchen, ground floor shower room. The house has an EPC Rating of C which is above average and a stated floor area of 84m². The property has gas central heating, double glazed windows and carpets.

Outside: The property has brick elevations under a pitched and tiled roof. There is a rear garden and space on the frontage for potential parking although no drop kerb is provided.

The Property is situated in an established residential area close to local amenities, station and Gatwick Airport.

Evidence

12. Both parties returned the Tribunal's completed Rent Appeal Statements together with photographs, floor plan and comparable evidence of recent lettings in the Horley area.

The Tenant.

13. In the written evidence the Tenant made the following comments:
 - a) The tenant considers a realistic rent increase would be between £1900-£2050 pcm
 - b) The comparable evidence provided by the tenant fully support this figure.
 - c) The kitchen fittings are dated and the property is not fully modernised compared to the comparable evidence.
 - d) The property has a ground floor shower room which would restrict marketability.

- e) There is no drop kerb for off street parking.

The Landlord.

14. The Landlord provide the following evidence.

- a) The landlord provided comparable evidence of three properties which ranged between £2000-£2200 pcm which fully supported the proposed increase.
- b) The property is located in a Conservation Area, being a well regarded residential area, convenient to all amenities.

Determination and Valuation

15. Relying on its own expert, general knowledge of rental values in the Horley 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 £2,100 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.
16. From this level of rent, the Tribunal has made adjustments in relation to the following:
- a) The ground floor shower room and no official off street parking.
 - b) The general condition of the property stated by the tenant
17. 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>£2,100</u>
<u>Less</u>	
Items given under a) and b) above	£100

Market rent

£2,000 pcm

Undue hardship

18. 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. In this case, the proposed date of increase is after the date of this determination.

Decision

20. Therefore, the Tribunal determines the market rent at **£2,000 per calendar month** with effect from the **12 June 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.