

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	HAV/45UE/MNR/2026/0083
Property	37 Shaws Road, Northgate, Crawley, West Sussex, RH110 8DH
Tenant	Daniel Stovell
Tenant's Representative	None
Landlord	Ian Walker
Landlord's Address	Rookery Barn, The Haven, Billingshurst, West Sussex RH14 9BQ.
Landlord's Representative	None
Date of Application	19 March 2025
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	£800 per calendar month
Date the new rent takes effect	1 May 2026.

REASONS FOR THE DECISION

Background

1. On 26 February 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £850 per calendar month (pcm) in place of the existing rent of £750 per month to take effect from 1 May 2026. This being an increase of £100.
2. On 19 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 assured tenancy commenced on the 10 September 2022, The Tribunal were presented with a copy of the agreement at a passing rent of £700 per month. The tenancy was for a term of 6 months; therefore, this is a statutory tenancy agreement by one day.

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. All utilities such as water, gas, electric and broadband included in rent
6. Wardrobe, chest of drawers, and bed, oven, fridge freezer and washing machine.

Liability for Council Tax

7. The landlord is responsible for the payment of Council Tax in respect of the Property. The rent determined is inclusive 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 landlord requested a hearing. In the Tribunal Directions dated the 16 April 2026, Legal Officer P Williams rejected that application stating that such an application would not be proportionate to the case under Rule 3 (2(11) of the Tribunal rules.
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 first floor room with en-suite shower room which forms part of a 6 room HMO. The property is an extended end of terrace ex local authority house. It is assumed the property has a shared kitchen. 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 shared rear garden and roadside parking.

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

Evidence

12. Both parties returned the Tribunal's Rent Appeal Statements. There were helpful photographs and comparable evidence provided by the landlord.

The Tenant.

13. In the written evidence the Tenant made the following comments:
 - a) There has been damp and mould to the shower fitting and sink.
 - b) The fire extinguishers are out date.
 - c) The tenant considers the market rent should remain at £700 pcm following research in the area with a larger bathroom.

The Landlord

The Landlord provided the following evidence:

- a) The landlord provided details of recently let similar rooms in the general area setting out a rental valuation range of £725-£900 per month which fully supports the proposed increase of £850 per month with an en-suite shower room.
- b) The landlord confirmed that the leaking shower and sink had been resolved in a reasonable manner to prevent further damp.

Determination and Valuation

- 14. Relying on its own expert, general knowledge of rental values in the Crawley area and the comparable evidence provided by the landlord, the Tribunal considers that the market rental of the subject Property modernised and in good condition in a residential area would be in the order of £825 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 the following adjustments in relation to the following:
 - a) The general condition of the property as stated by the tenant.
- 16. The Tribunal has considered very carefully this information and using its own expertise considers that a deduction of £25 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>£825</u>
<u>Less</u>	
a) Items given under a) above	£25
Market rent	£800 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. The tenant has stated that any increase in rent would cause hardship, however no evidence was provided to the Tribunal. Therefore, the starting date for the new rent is 1 May 2026.

Decision

20. Therefore, the Tribunal determines the market rent at **£800 per calendar month** with effect from the **1 May 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.