

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	HAV/24UL/MNR/2026/0078
Property	8 Severn Road, Farnborough, Hampshire GU14 9NQ
Tenant	Nichole Harvey & Sam Thorne
Tenant's Representative	None
Landlord	Alan & Jane Watson
Landlord's Address	c/o Chineham Shopping Centre Reading Road, Chineham Basingstoke, Hampshire RG24 8BQ
Landlord's Representative	London Properties Ltd
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	£1,650 per calendar month
Date the new rent takes effect	25 March 2026.

REASONS FOR THE DECISION

Background

1. On 13 February 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,700 per calendar month(pcm) in place of the existing rent of £1,600 per month to take effect from 25 March 2026. This being an increase of £100.
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 25 March 2024. The Tribunal were presented with a copy of the agreement at a passing rent of £1,500 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 extended end of terrace 1970s built house. The accommodation comprises, three bedrooms, living room, dining room kitchen and bathroom. The house has an EPC Rating of C which is above average and a stated floor area of 82m². The property has gas central heating, double glazed windows. Carpets and wooden flooring.

Outside: The property has brick and elevations under a pitched and tiled roof. There is a rear garden and a garage in a block.

The Property is situated in an established residential area close to local amenities

Evidence

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

The Tenant.

13. In the written evidence the Tenant made the following comments:
 - a) Data from the Office for National Statistics shows that the average rental increase in Rushmoor over the same period has been significantly lower than the cumulative increase applied to the property.
 - b) The comparable evidence provided by the tenant fully support the tenants figure of £1,600 being the current rent.

The Landlord.

14. The Landlord provided the following evidence.

- a) The landlord provided comparable evidence of three properties which ranged between £1700-£1750 pcm which fully supported the proposed increase.

Determination and Valuation

- 15. Relying on its own expert, general knowledge of rental values in the Farnborough 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 £1,650 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 no adjustments in relation to the condition of the property

Market rent

£1,650 pcm

Decision

- 17. Therefore, the Tribunal determines the market rent at **£1,650 per calendar month** with effect from the **25 March 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.