

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	HAV/29UD/MNR/2026/0043
Property	21 Heathcote Street, Stone, Dartford, Kent, DA2 6GT
Tenant/Applicant	A & S Hameed
Tenant's Representative	None
Landlord	ALPF Single Family Homes
Landlord's Address	Allsop Letting & Management, 8th Floor, Platform Building, New Station Street, Leeds, LS1 4JB
Landlord's Representative	Allsop Letting & Management
Date of Application	20th February 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	I R Perry FRICS M C Woodrow MRICS
Date of Decision	18th May 2026
Rent Determined	£2,275 per calendar month
Date the new rent takes effect	8th March 2026

REASONS FOR THE DECISION

Background

1. On 29th January 2026 the Landlord's Agent served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,375 per calendar month ("pcm") in place of the existing rent of £2,250 pcm to take effect from 8th March 2026.
2. On 20th 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. The Tribunal received the Application on 23rd February 2026.
3. The assured shorthold tenancy commenced on 8th February 2025 for a term of 12 months. The rental period is monthly.

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 (other than carpets, curtains and white goods specified below) and the costs relating to the same.

5. No additional charges. Broadband is included.

Liability for Council Tax.

6. 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.

7. None

Inspection/Hearing

8. Neither party requested an oral hearing. The Tribunal has considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise.

The Property

9. The Property is a 'Palm' style house within a nearly new development of 98 residential properties all of which are owned and operated by the Landlord, offering the following accommodation:

Hall, cloakroom with WC, living room, kitchen, utility room, 2 double bedrooms (one with ensuite shower room), single bedroom and bathroom with WC.

Outside: Parking space for 2 cars, gardens.

The Property benefits from heating from an electric air source heat pump, double glazing, free Broadband and a dedicated property manager for the whole development. The Energy Performance Rating is 'B'.

The Property is situated approximately 1.5 miles east of the centre of Dartford, close to parkland, local amenities and excellent transport links.

Evidence

The Tenant.

10. The Tenant made the following submissions/comments:
- a) Similar properties within the same development are advertised at £2,375 pcm but subject to a rent credit of £1,200 in year one of a new tenancy.
 - b) A comparable in Brent Close, Stone is advertised at £1,875 pcm.
 - c) The notice of a new rent was invalid as it was served less than six months on an annual tenancy.
 - d) Internal photographs of the property are provided.
 - e) A note from Sandra Hameed that Adewale Hameed was authorised to represent her in these proceedings.

The Landlord

11. The following submissions/comments were made by the Landlord's Agent:
- a) Recent lettings in Minton Road and Heathcote Street but with no addresses or accommodation details.
 - b) An inventory taken at the start of the tenancy.
 - c) Broadband is included in the rent and the front garden area is maintained, for which the Landlord pays an Estate Charge.

Determination and Valuation

12. The Tribunal first considered whether the Notice of rent increase was valid. The Notice is dated 29th January and proposes a new rent from 8th March 2026. The Tenancy is for 12 months from 8th February 2025 to 7th February 2026.
13. The Notice is served more than one month before the date a new rent is to take effect and proposes a new rent to take effect from the beginning of a period of the tenancy. Accordingly, the Tribunal determines that the Notice is valid.
14. The Tribunal considers that there is a particular micro market for rental properties on this development. The homes are nearly new and energy efficient.
15. Similar style houses are being advertised and let at £2,375 but subject to a discount in year one of £1,200, described as a 'rent credit', which equates to £100 per month.
16. Relying on its own expert, general knowledge of rental values in the area, and the comparable evidence provided by the Parties, the Tribunal considers that the market rental of the subject property is £2,275 per month.

Market rent

£2,275 pcm

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. No evidence of undue hardship was provided.

Decision

14. Therefore, the Tribunal determines the market rent at £2,275 per calendar month with effect from 8th March 2026.

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.