

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	HAV/24UG/MNR/2026/0836
Property	4 Twyford Close Fleet Hampshire GU15 1JU
Tenants	K Underwood
Tenant's Representative	None
Landlord	P Gautam
Landlord's Address	1 Foxwood Fleet GU51 2TY
Landlord's Representative	None
Date of Application	3rd December 2025
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	I R Perry FRICS S J Hodges FRICS
Date of Decision	23rd July 2026
Rent Determined	£1,300 per calendar month
Date the new rent takes effect	17th December 2025

REASONS FOR THE DECISION

Background

1. On 7th November 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1595 per calendar month (“pcm”) for the Property in place of the existing rent of £1,250 pcm to take effect from 17th December 2025.
2. On 3rd December 2025, 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 8th December 2025.
3. The assured tenancy commenced on 17th December 2016 at a rent of £1,100 pcm.

Allocation of Repairs between Landlord and Tenant.

4. The Landlord is responsible for repairs.

Services Charges or furniture provided by Landlord (other than carpets and curtain and white goods specified below) and the costs relating to the same.

5. None.

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

Hearing

8. Neither party requested a hearing.

The Property

9. The Property is a stated to be a modern semi-detached house which is situated on the northern outskirts of Fleet, about 1.5 miles from the town centre.

10. The accommodation includes a hall, cloakroom with wc, living room and kitchen/diner at ground level. At first floor level there are 2 bedrooms and a bathroom/shower room with wc. Outside there are gardens front and rear and off-street parking for 2 vehicles.
11. The property has gas central heating and double-glazed windows. The Energy Performance Rating is 'C'.

Evidence

12. The Tenant provided an application form with supporting documents and photographs. The Landlord provided a rent appeal statement. The Tenant provided a response to the Landlord's submission.
13. Subsequently the Landlord made a Case Management Application which was accepted by the Tribunal on 19th June 2026. Within the submissions the Tribunal received a copy of the inventory from the start of the tenancy and photographs taken more recently.
14. Any personal circumstances of either Party are not to be taken into account by the Tribunal.

Tenants.

15. The Tenant made the following submissions/comments:
 - a) The garden is subject to flooding for several months each year.
 - b) There have been ongoing issues with the drainage from the bath which has made it unusable to the Tenant.
 - c) The Tenant has built decking in the garden, above or over the areas which flood.
 - d) The Tenant provides comparables of properties available to rent with asking rents £1,350 to £1,465 pcm.

The Landlord

16. The Landlord made the following submissions/comments:
 - a) Carpets, curtains and white goods are provided by the Landlord.
 - b) Repair issues are listed as improvements.
 - c) The Tenant's submission in respect of flooding are not verified.
 - d) The issues with the bath plug are a minor issue and the Landlord is ready to effect a solution subject to the Tenant allowing access.
 - e) The property is well situated for schools, transport and other amenities.

17. Photographs were provided which showed the present condition of the property and photographs taken before the start of the tenancy.

Determination and Valuation

18. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Landlord's Agent, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £1,500 pcm. This is the rent we would expect the property to let for in the open market if it was in the same general condition as the comparable properties including having white goods, flooring and curtains provided by the landlord.
19. The Tribunal determined that the property was showing signs of fair wear and tear internally, the bath does not drain satisfactorily, and the rear garden is very wet in winter months. The Tribunal has made a total adjustment to cover the various issues raised, including tired accommodation in need of general maintenance as shown in the most recent photographs.
20. The Tribunal did not consider that the decking provided by the Tenant would materially affect its rental value in the open market.

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. The increase determined by the Tribunal is only £50 pcm. The Tribunal is therefore not satisfied that the statutory test for **undue** hardship is met.

Decision

14. Therefore, the Tribunal determines the market rent at ££1,300 per calendar month with effect from 17th December 2025, this being the date specified in the 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.