

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	HAV/29UD/MRA/2026/0020
Property	8 Davidson Road, Dartford, DA2 6FZ
Tenant	Miss Evelyn Mozu-Simpson Miss Fanny Mozu-Simpson
Tenant's Representative	
Landlord	ALPF Single Family Homes
Landlord's Address	C/O Allsop Letting & Management, Platform, New Station Street, Leeds LS1 4JB
Landlord's Representative	Allsop Letting & Management, Platform, New Station Street, Leeds LS1 4JB
Date of Application	10 July 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Tribunal Judge Bowden Tribunal Member Ms Barton MRICS
Date of Decision	03 September 2026
Rent Determined	£2,300 per calendar month
Date of Valuation	03 September 2026
Date the new rent takes effect	06 September 2026

REASONS FOR THE DECISION

Background

1. On 29 June 2026, the Landlord 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 £2,350 (pcm) to take effect from 05 September 2026.
2. On 06 July 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. The Tenant's referral was received by the Tribunal, and confirmation of the fee paid was received on 09 July 2026.
4. The assured shorthold tenancy commenced on 06 January 2025 at a rent of £2,250 for a term of 7 months ending 05 August 2025. The rental period is monthly. The tenancy has continued as a rolling statutory periodic tenancy from the end of the term.

Validity of the Notice – Section 13B of the Housing Act 1988

5. In their application form, the Tenant has indicated that they consider the Landlord's notice to be invalid because the rent was too expensive.

Decision

6. The Tribunal found that the Tenant was not challenging the validity of the notice; the challenge was to the proposed rent increase.

Allocation of Repairs between Landlord and Tenant.

7. As per section 11 of the Landlord and Tenant Act 1985.

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

8. No services are provided under the tenancy.
9. The tenancy does not charge separately for maintenance, repairs or management costs, which are included in the tenancy.
10. There are no service charges payable under the tenancy.

Liability for Council Tax

11. 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

12. There were terms in the tenancy agreement relevant to market rent determination.

13. Clause J 1 states:

You acknowledge that the monthly rent includes the amount of £30 per month in respect of our reasonable costs incurred in relation to the provision of broadband. You agree to comply with the terms of the Internet Service Agreement and Fair Usage Policy, copies of which have been provided to you.

Hearing

14. Neither party requested an oral hearing.
15. The Tribunal was satisfied that it could consider this case on the basis of the papers provided by the parties.

Inspection

16. There was no inspection. The Tenants indicated on Form MR1 that they did not think an inspection was required. The Landlord did not provide substantiated reasons for an inspection in their Form MR2.

The Property

17. The Property is located on Davidson Road and is situated in a unique location of newly built properties for renters. The area is residential but also close to green spaces. The property is described as a terraced house, but is in reality an end of terrace house as seen in the images:

Property:	Kitchen / dining Living room Downstairs WC 3 bedrooms 2 bathrooms.
Outside:	Garden
The Property is situated in:	A recently built development, purpose built for renters. Modern and technology focused spec.
Furniture:	The tenancy does not include furniture
Furnishings and flooring:	The property includes carpets in some parts and vinyl in other parts

Heating and thermal efficiency	Heat pump Double glazing EPC Rating is 86 B
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Improvements

18. The Tenant has not listed any improvements.

Evidence

19. The Tribunal carefully considered the MR1 (tenant), MR2 (landlord) and MR3 (tenant's reply) and attachments provided by the parties, along with relevant correspondence provided to it in the hearing bundle.

The Tenant

20. The Tenant provided:
- a. Six images of the Property
21. The Tenant made the following comments:
- a. The market rent should be £2,200
 - b. The heat pump did not work reliably and portable heaters had to be used

Market Evidence and Low Demand

The landlord's proposed rent is significantly higher than the current local market rate. Identical properties on this exact estate, managed by the same landlord, are being advertised online for a much cheaper price than what has been proposed for my tenancy. Furthermore, due to ongoing estate-wide issues, there is a high turnover of tenants; a large number of residents are actively moving out, leaving multiple properties sitting empty. This lack of demand and high vacancy rate heavily depresses the local open market value.

Resident Witness Evidence

The whole estate has actively gathered evidence regarding these systemic issues and the exodus of residents. I am currently organizing formal letters and statements from neighboring residents to support these facts. I respectfully request permission

to submit these collective resident letters to the Tribunal as soon as they are compiled.

I request that the Tribunal looks at the property and the estate as a whole when determining the rent. A true 'open market rent' reflects what a prospective tenant would willingly pay. No reasonable tenant would pay an increased rent for a property on an estate plagued by systemic defects, unresolved maintenance delays, a lack of agreed compensation, and a high vacancy rate where residents are actively fleeing the estate.

22. In terms of rental evidence, the Tenant provided information in the MR2 and MR3:

4. Asking Prices vs. Achieved Market Rents:

The Landlord's Appendix A relies on initial advertised portal prices (£2,400–£2,500pcm). These figures reflect aspirational landlord pricing rather than actual transaction values agreed by willing tenants.

5. Severe Market Resistance & Extreme Days on Market:

The Landlord's own comparables confirm that pricing at this level is rejected by the local market:

- *Pelsey Close, Swanscombe (DA10): Marketed for 267 days.*
- *Colemans Close, Swanscombe (DA10): Marketed for 94 days.*
- *Castle Hill Drive, Ebbsfleet (DA10): Marketed for 70 days.*

Marketing durations exceeding 3 to 9 months prove that local tenants will not pay £2,300+ in this area.

6. Incomparable Developer Incentives:

Higher-priced comparables in Appendix A feature detached builds, larger footprints, and premium developer incentive packages (such as Octopus Zero Bills guaranteed energy ratings and smart-home locking hubs) which are not present at 8 Davidson Road. Add full stop.

23. The tenant produced screenshots from the estate WhatsApp groups as evidence of people leaving the estate due to rent increases.
24. The Tenant's comparable properties are summarised below:

Property	Features	Evidence	Rent pcm	Tenant's comments	Treatment by the Tribunal
Subject property	3 bed 2 bath Terrace house		£2,350 current rent £2375 proposed rent	See above	
Jennings Close, Dartford, DA1	3-Bed Terraced house	Rightmove	£1,950 – £2,100pcm	3 bed, 2 bath, private garden, parking, close to Dartford Station and Grammar schools. Direct local benchmark	This property is not within the unique housing estate where the subject property is – this is not a direct comparable.
Vaughan Close, Dartford, DA1	3-Bed Terraced house	Rightmove	£1,950pcm	3 bedrooms, downstairs WC, private garden, allocated parking, walking distance to town and transport links.	This property is not within the unique housing estate where the subject property is – this is not a direct comparable.
Alfriston Close, Crayford, DA1	3-Bed Semi-detached	Rightmove	£2,100 – £2,200pcm	3 bedrooms, modern fitted kitchen, conservatory, garden, off-street driveway parking.	This property is not within the unique housing estate where the subject property is – this is not a direct comparable.
Tidford Road, Bexley/Dartford, DA16	3-Bed Terraced house	Rightmove	£2,250pcm	Immaculate 3-bed home, separate reception rooms, modern family bathroom, private rear garden.	This property is not within the unique housing estate where the subject property is – this is not a direct comparable.

The Landlord

25. The landlord provided:
- a. A Best Price Guide in addition to their comments in the MR2.
26. The Landlord made the following comments:
- a. The rent increase is £25 pcm. The Tenant has ignored the previous rent increase; the application to the FTT was out of time and not appealed.
 - b. Recently achieved lets for a property of the same type ('The Palm') from the landlord's portfolio in the development.
 - Stone Lodge Road - July 2026 - £2,375pcm
 - Heathcote Street - May 2026 - £2,375pcm
 - Minton Road - December 2025 - £2,275pcmas well as successful lease renewals/rent reviews:
 - Heathcote Street - March 2026 - £2,375pcm
 - Heathcote Street - February 2026 - £2,375pcm
 - Heathcote Street - December 2025 - £2,375pcm
27. The issues the resident raised about the property were never brought to our attention prior to the Section 13 notice having been served on the 29th of June 2026.
28. The Landlord's comparable properties are summarised below and were within 3 miles of the subject property, flats and detached houses have been excluded :

Property	Features	Evidence	Rent pcm	Treatment by the Tribunal
Subject property	3 bed 2 bath Terrace house		£2,350 current rent £2375 proposed rent	

a.	Pelsey Close, Alkerden, Ebbsfleet Valley	3 bedroom semi-detached house BRAND NEW EV CHARGING POINT WIFI INCLUDED UPON MOVE IN AIR SOURCE HEAT PUMPS	Best price Report	£2,450	This was marketed for 20 days Approx. 3 miles from the property Away from the unique location of the subject property. Not directly comparable
b.	Pelsey Close, Alkerden, Ebbsfleet Valley	3 bedroom semi-detached house Brand new WIFI INCLUDED UPON MOVE IN SMART TECH INCLUDING BLUETOOTH KEYS & FOBS RESIDENT APP AIR SOURCE HEAT PUMPS SMART THERMOSTATS PET FRIENDLY	Best price Report	£2,450	This was marketed for 267 days Approx. 3 miles from the property Away from the unique location of the subject property. Not directly comparable
c.	Colemans Close, Swanscombe, Kent, DA10	3 bedroom terraced house Brand new This home is powered by Octopus Zero Bills - the world-f... Brand New Energy Efficient Homes WIFI Included and available upon move in EV Charging Point Smart Tech, including bluetooth keys and fobs Pet Friendly Homes Resident App Air Source Heat Pumps	Best price Report	£2,450	This was marketed for 7 days Approx 4 miles from the subject property by car. Away from the unique location of the subject property. Not directly comparable

d.	Shepherds Lane, Dartford, DA1 2PA	3 bedroom semi-detached house Drive for off street parking Excellent condition Close to...	Best price Report	£2,400	This was marketed for 96 days Approx 4 miles from the subject property by car. Away from the unique location of the subject property. Not directly comparable
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29. The Tribunal noted that the last property in the Landlord's list of comparables was a brand new 3-bed **detached** house marketed by Allsop (the Landlord's agent) in Heathcote Street, Dartford, Kent, DA2 for £2,400. Heathcote Street, is the street adjoining Davidson Road and this house also has:

Award Winning Property Management

Brand New Energy Efficient Homes

WIFI Included and available upon move in

EV Charging Point

Smart Tech, including bluetooth keys and fobs

Pet Friendly Homes

Resident App

Air Source Heat Pumps

*Marketed from 30 Apr 2026 to 7 May 2026 (7 days)
by Allsop Single Family Housing, ??*

Determination and Valuation

30. Under section 14(1) of the Housing Act 1988 (as amended), the Tribunal is required to determine the rent at which the Property might reasonably be expected to let in the open market by a willing Landlord at the beginning of the new period specified in the Landlord's notice. Relevant Tenant improvements or failure of the Tenant to comply with the terms of the tenancy are to be disregarded. Historic issues relating to the tenancy or the personal circumstances of the Landlord are not taken into account. The personal circumstances of the Tenant are only considered if an application for hardship has been made.

31. The Tribunal carefully considered the comparable properties put forward by the parties, and also relied upon its own expertise and general knowledge of rental values in the area.
32. The Tribunal noted the Tenant's information about empty properties and is aware from its own knowledge that there is an abundance, and probable oversupply, of properties in the same estate.
33. The Landlord provided no detail on the type/size of properties listed in the MR2, such detail would have assisted the Tribunal. Without such information, little weight could be given to the rental evidence of the properties listed in the MR2.
34. The Tribunal is aware from its own knowledge that Allsop is advertising a 3-bed **semi-detached** house on Davidson Road with the same layout as the subject property for £2,300 pcm with incentives to move in. This advertised rental price aligns with the £2,400 for a **detached** property in the Landlord's Best Price Report, albeit that the property is on a different development.
35. The Tribunal considers that the market rent of the property, assuming good repair and condition, and having the same facilities provided by the landlord, would be £2,300 pcm. From this level of rent, the Tribunal has not made adjustments for condition or improvements.

Undue hardship

36. The new rent takes effect from the date which is the beginning of the first new period of the tenancy which begins on or after the date of the determination 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 two months after it makes its determination.
37. The Tenant has asked the Tribunal to fix a later starting date in this case.
38. The issue of undue hardship caused by the new rent does not need to be considered, as the new rent is not an increase.

Decision

39. The Tribunal determines the new rent amount at £2,300 per calendar month, which is lower than the proposed rent, with effect from 05 September 2026, which is the first period of the tenancy after the date of this decision.

Name: Tribunal Judge Bowden

Date: 03 September 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.