	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**HAV/00LC/MNR/2026/0141**
Property	**4 Sage Road** **Rochester** **Kent** **ME1 1YS**
Tenant	**A Xavier**
Tenant's Representative	**None**
Landlord	**B Hickson**
Landlord's Address	**151 New Road** **Chatham** **Kent** **ME44 4PT**
Landlord's Representative	**Kent Residential Lettings Ltd**
Date of Application	**5th March 2026**
Type of Application	**Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**I R Perry FRICS** **M J Ayres FRICS**
Date of Decision	**15th September 2026**
Rent Determined	**£1,200 per calendar month**
Date of Valuation	**11th March 2026**
Date the new rent takes effect	**11th March 2026**

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REASONS FOR THE DECISION

Background

1. On 15th January 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1,200 per calendar month (pcm) in place of the existing rent of £1,075 pcm to take effect from 11th March 2026.

2. On 5th March 2026, under Section 14 (A3) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of an open-market rent.

3. The tenancy commenced on 11th December 2020. The rental period is monthly.

4. Following some procedural issues Directions were issued on 13th August 2026 and the matter was listed for a tribunal on 15th September 2026.

Allocation of Repairs between Landlord and Tenant.

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

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

6. None

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. None

Hearing

9. Neither party requested an oral hearing.

The Property

10. The Property is a second floor flat within a purpose-built block of similar properties offering the following accommodation: Living room/kitchen, 2 bedrooms, 2 bathrooms, walk-in wardrobe, balcony and 2 car spaces

11. The Property benefits from central heating. Double glazing, carpets, curtains and white goods all provided by the Landlord.

Evidence

12. The Tenant completed an original R1 application form and the Landlord's Agent completed a response. The Tenant did not file a response the Agent's submission.

The Tenant

13. The Tenant made the following comments:

14. The flat is compact in size and the carpets are worn. Photographs were provided in support of this. The Tenant did not provide comparable rental evidence.

The Landlord

15. The Landlord's Agent made the following comments:

16. The property was redecorated in January 2025 at the Landlord's expense.

17. A Rightmove Best Price Guide would suggest a rental £1,300 pcm - £ 1,495 pcm.

18. The proposed rent allows for the areas of wear, in particular to carpets.

Determination and Valuation

19. 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.

20. The only evidence of comparable rental values was provided by the Landlord's Agent who acknowledges the present condition of the property, particularly carpets, and suggest that the proposed rent of £1,200 takes account of this.

21. Relying on the evidence provided and its own expertise and general knowledge of rental values in the area, the Tribunal considers that the market rent of £1,200 for the subject as proposed is reasonable.

22. Accordingly, the Tribunal determines that the new rent of £1,200 shall apply to the property at the valuation date.

Hardship

23. The Tenant has asked the Tribunal to fix a later starting date in this case. The Tenant says she will be caused undue hardship because she is a single parent and pregnant.

24. The Landlord did not respond to the Tenant's application for postponement due to hardship.

25. The threshold for demonstrating undue hardship is high. The Tenant has not produced any evidence to support her submission. Accordingly, the new rent will take effect from 11th March 2026, 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 after 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.