First-tier Tribunal – Property Chamber **File Ref No.** HAV/29UB/F77/2026/0017

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

15 Singleton Road
Great Chart
Ashford
Kent
TN23 3BA

The Tribunal members were:

Mr J G G Wilson MRICS
Mr J Reichel BSc MRICS

Landlord A J Thompson & Sons

Tenant Mrs Elizabeth Linda Hare

1. The fair rent is **£800** **Per** **Calendar Month** **(To exclude Water Rates and Council Tax, but to include any amounts in paragraphs 3 & 4)**

2. The effective date is 17 August 2026

3. The amount for services is Not applicable **Per** N/A

4. The amount for fuel charges (excluding heating and lighting of common parts) not counting for rent allowance is

Not applicable **Per** N/A

5. The rent is not to be registered as variable.

6. The capping provisions of the Rent Acts (Maximum Fair Rent) Order 1999 do not apply because this is the 1st registration.

7. Details (other than rent) where different from Rent Register entry

A terraced house, circa 1800-1918, on two floors of traditional construction, with a pitched tiled roof. The accommodation comprises: ground floor – one reception room and one kitchen; stairs up to the first floor – two bedrooms and one bathroom/WC. Outside there is a garden.

8. For information only:

(a) The fair rent to be registered is not limited by the Rent Acts (Maximum Fair Rent) Order 1999 because it is the first registration of the same.

Chairman Mr J G G Wilson MRICS

Date of decision 17 August 2026