



**FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference : **HAV/23UC/F77/2024/0502**

Property : **51 Down Ampney
Cirencester
Gloucestershire
GL7 5QW**

Tenant : **Mr M R Voaden**

Representative : **None**

Landlord : **BPT (Bradford Property Trust) Limited**

Representative : **Grainger PLC**

Type of Application : **Section 70 Rent Act 1977 (“the Act”)
Determination by the First-Tier Tribunal
of the fair rent of a property following an
objection to the rent registered by the
Rent Officer.**

Tribunal Members : **Mr I R Perry FRICS
Mr S J Hodges FRICS**

Date of Objection : **17th July 2024**

**Date of Summary
Reasons** : **8th October 2024**

DECISION

**The Tribunal determines a rent of £1,025 per calendar month with effect
from 8th October 2024**

SUMMARY REASONS

Background

1. On 10th May 2024 the Landlord's Agent applied to the Rent Officer for the registration of a new rent for the property in accordance with Section 70 of the Rent Act 1977.
2. The rent was previously registered at £945 per calendar month on 8th July 2022 following a determination by the Rent Officer.
3. On 27th June 2024 the Rent Officer registered a new rent of £985.50 per calendar month for the property to take effect from the 4th August 2024.
4. On 17th July 2024 the Landlord's Agent objected to this new rent and the matter was referred to the First-tier Tribunal Property Chamber (Residential Property), formerly a Rent Assessment Committee.

Inspection

5. The Tribunal did not inspect the property but considered this case based on the papers provided by the parties and information freely available on the internet.

Evidence

6. The Tribunal has considered the written submissions provided by the Tenant and the Landlord's Agent.

Determination and Valuation

7. Having consideration to the comparable evidence provided by the parties and of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenable condition would be £1,600 per calendar month.
8. Such a tenancy would normally include white goods, carpets and curtains/blinds to all be provided by the Landlord.
9. In this case the property is not let in such condition or with white goods, carpets and curtains all supplied, so some adjustments to the 'open market rent' are necessary. In addition, some further adjustments are made to reflect the age of the kitchen and bathroom fittings, tenant's liability for internal repair and general needs of repair.
10. The full valuation is shown below:

Full open market rent in good condition	£1,600
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Less deductions for:-

Tenant's responsibility for internal repair	£60
Tenant's provision of white goods	£30
Tenant's provision of carpets	£40
Tenant's provision of curtains	£20
Dated, although serviceable kitchen	£75
Dated bathroom and detached cistern	£50
General wants of repair including external woodwork, internal damp and ingress of rain	£300
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Total deduction per month	£575
TOTAL RENT PAYABLE PER MONTH	£1,025

11. Having made the adjustments indicated above the Fair Rent determined by the Tribunal for the purpose of section 70 of the Rent Act 1977 was accordingly £1,025 per calendar month.
12. The Section 70 Fair Rent determined by the Tribunal is below or equal to the maximum fair rent of £1,121 per month permitted by the Rent Acts (Maximum Fair Rent) Order 1999 details of which are shown on the rear of the Decision Notice and accordingly we determine that the limit set by the Order does not apply in this case.

APPEAL PROVISIONS

These summary reasons are provided to give the parties an indication as to how the Tribunal made its decision. If either party wishes to appeal this decision, they should first make a request for full reasons and the details of how to appeal will be set out in the full reasons. Any request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA.