



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

**Case Reference** : **HAV/24UB/F77/2024/0504**

**Property** : **84 Dankworth Road, Basingstoke,  
Hampshire RG22 4LH**

**Tenant** : **M Barnes**

**Landlord** : **The Guinness Partnership Ltd**

**Date of Objection** : **7<sup>th</sup> May 2024**

**Type of Application** : **Section 70, Rent Act 1977**

**Tribunal** : **Mr D Jagger MRICS  
Mr C Davies FRICS**

**Date of Summary  
Reasons** : **17<sup>th</sup> October 2024**

---

**DECISION**

The sum of **£255.00** per week will be registered as the fair rent with effect from **17<sup>th</sup> October 2024** being the date the Tribunal made the Decision.

---

## SUMMARY REASONS

### Background

1. Following an objection from the Tenant to the determination of a fair rent by the Rent Officer, the Tribunal has made a determination under the provisions of the Rent Act 1977.

### Evidence

3. The Tribunal has consideration of the Rent Officers calculations. Neither party submitted any written submissions or evidence of rental levels for comparable properties in the area.

### Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the Basingstoke area, we consider that the open market rent for the property in its current condition would be in the region of **£300** per week. (£1,300 per month) From this level of rent we have made adjustments in relation to: no white goods, no carpets or curtains, tenants and terms of the tenancy which equates to approximately **15%**

5. The Tribunal has not made an adjustment for scarcity as it considers there is a reasonable supply of similar rental properties in the general area

6. The full valuation is shown below:

Market Rent		<b>£300 pw</b>
<i>Less</i>	approx. <b>15%</b>	<b>£45</b>
<i>Terms and condition</i>		
	<i>Leaves</i>	<b>£255</b>

7. **The Tribunal determines a rent of £255 per calendar week**

## **Decision**

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£255** per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at **£284.66** inclusive of £8.66 service charge. per calendar week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of **£255** per week is to be registered as the fair rent for this property effect from 17th October 2024 being the date the Tribunal made the Decision.

9. It is often the case that market rents are in excess of those that may be charged by a social landlord as it is a significant part of their remit to provide affordable housing. As such, depending on the type of tenancy agreement, their calculation of rent is either at a percentage of market rent or by way of index. Comparison is made with open market rather than limited to other properties which are offered by social housing providers. It is assumed that the landlord will by usual convention of social landlord's not to seek to increase the rent proposed in its original notice as a result of this determination.

## **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 subsequent application for permission to appeal should be made on Form RP PTA