



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

Case Reference : **HAV/18UC/F77/2024/0604**

Property : **117 St Katherines Road, Exeter, Devon
EX4 7JJ**

Tenant : **Mr & Mrs D Bastin**

Landlord : **Watchpike Limited c/o Peter More
Lets**

Date of Objection : **2 October 2024**

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

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

Date of determination : **21 November 2024**

**Date of Summary
Reasons** : **21 November 2024**

DECISION

The sum of **£678.00** per month will be registered as the fair rent with effect from **21 November 2024** being the date the Tribunal made the Decision.

SUMMARY REASONS

Background

1. Following an objection from the Landlord 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

2. The Tribunal has consideration of the Rent Officers calculations. The Landlord and Tenant both submitted written submissions which have been taken fully into account. The landlord presented evidence of rental levels for a comparable property known as 74 Broadway which is in their ownership..

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the Exeter area, together with the Tenant's submissions. The Tribunal considers that an achievable rent for a similar three-bedroom mid terrace house in a good marketable condition with reasonably modern kitchen and bathroom fittings, modern services with carpets curtains and white goods provided by the Landlord would be **£1,200** per month.

5. From this level of rent we have made adjustments in relation to: no white goods, no carpets or curtains, tenants' improvements and the tenant's terms of the tenancy which equates to approximately **35%**

6. 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.

7. The calculations for the valuation is shown below:

Market Rent		£1200 pm
<i>Less</i>	approx. 35%	£420
<i>Terms and condition</i>		
	<i>Leaves</i>	£780

<i>Less</i>		
<i>Scarcity</i>	Nil	£780

8. The Tribunal determines a rent of £780 per calendar month

Decision

9. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£780** per month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at **£678**. per calendar month. The calculation of the capped rent is shown on the decision form. In this case, the lower rent of **£678** per month is to be registered as the fair rent for this property to take effect from the 21 November 2024 being the date the Tribunal made the Decision.

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