



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

**Case Reference** : **HAV/18UL/F77/2024/0606**

**Property** : **Church Cottage  
Bradstone  
Milton Abbot  
Devon  
PL19 0QS**

**Tenant** : **Mrs J Pritchard**

**Representative** : **None**

**Landlord** : **Mrs S Hough**

**Representative** : **None**

**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 B W H Bourne MRICS MCI Arb**

**Date of Objection** : **9<sup>th</sup> October 2024**

**Date of Summary  
Reasons** : **2<sup>nd</sup> December 2024**

---

**DECISION**

**The Tribunal determines a rent of £625.50 per calendar month with effect from 2<sup>nd</sup> December 2024**

---

## **SUMMARY REASONS**

### **Background**

1. On 25<sup>th</sup> July 2024 the Landlord 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 £275 per month on 11<sup>th</sup> April 2002 following a determination by the Rent Officer.
3. On 11<sup>th</sup> September 2024 the Rent Officer registered a new rent of £500 per month for the property to take effect from the 11<sup>th</sup> September 2024.
4. On 9<sup>th</sup> October 2024 Tenant 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.

### **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 lettable condition would be £1,100 per calendar month.
8. Such a tenancy would normally include white goods, carpets and curtains/blinds to all be provided by the Landlord and the Landlord would also be responsible for internal repair and decoration.
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. The Tribunal has made the adjustments for; Tenant's responsibility for internal decoration; Tenant's provision of wood-burner, kitchen fittings, bathroom fittings, white goods, carpets and curtains and central heating; general wants of repair.
10. The Tribunal noted the numbers of properties with similar accommodation within a reasonable distance of the property that are available to rent and decided that no deduction for scarcity should be made.
11. The full valuation is shown below:

Full open market rent in good condition	£1,100
Less deductions for:-	
Tenants' liability for internal decoration	£50
Tenant's provision of white goods	£30
Tenant's provision of carpets	£50
Tenant's provision of curtains	£10
Tenant's provision of wood-burner and heating	£125
Tenant's provision of kitchen fittings	£100
Tenant's provision of bathroom fittings	£50
General wants of disrepair	<u>£40</u>
Total deduction per month	£455
<b>TOTAL RENT PAYABLE PER MONTH</b>	<b>£645</b>

12. 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 £645 per calendar month.
13. The Section 70 Fair Rent determined by the Tribunal is above the maximum fair rent of £625.50 permitted by the Rent Acts (Maximum Fair Rent) Order 1999. Accordingly, the lower amount of £625.50 is to be registered as the Fair rent with effect from 2<sup>nd</sup> December 2024, this being the date of the Tribunals 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA.