



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

Case Reference : **HAV/00HB/F77/2024/0607**

Property : **55 Banner Road
Bristol
BS6 5NA**

Tenant : **Ms C Benavides**

Representative : **None**

Landlord : **Places for People**

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 : **13th October 2024**

**Date of Summary
Reasons** : **2nd December 2024**

DECISION

**The Tribunal determines a rent of £223.50 per calendar week with effect
from 2nd December 2024**

SUMMARY REASONS

Background

1. On 27th August 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 £177.50 per week, equating to £769.17 per month, on 24th March 2022 following a determination by the Rent Officer. The uncapped rent at that date was £208.12 per week which equates to £901.85 per month.
3. On 26th September 2024 the Rent Officer registered a new rent of £221.50 per week for the property, equating to £959.83 per month, to take effect from the 26th September 2024. The uncapped rent would have been £247.95 per week equating to £1,074.45 per month.
4. On 13th October 2024 the 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.
5. The Landlord is a Social Housing provider and does routinely charge full market rents to its' tenants.

Inspection

6. 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

7. The Tribunal has considered the written submissions provided by the Tenant. There were no written submissions from the Landlord.

Determination and Valuation

8. 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 £1,600 per month. (Market rents are routinely expressed as a monthly sum.)
9. Such a tenancy would normally include white goods, carpets and curtains/blinds provided by the Landlord and the Landlord would also be responsible for internal repair and decoration.
10. In this case the property is not let in such condition or with white goods, carpets and curtains supplied so some adjustments to the 'open market rent' are necessary. The Tribunal has made the adjustments for:- an unmodernised bathroom; Tenant's responsibility for internal decoration; Tenant's provision of

white goods, carpets and curtains; general wants of repair and internal dampness, poor insulation leading to high energy costs.

11. 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.

12. The full valuation is shown below:

Full open market rent in good condition	£1,600
Less deductions for:-	
Tenants' liability for internal decoration	£60
Tenant's provision of white goods	£30
Tenant's provision of carpets	£50
Tenant's provision of curtains	£10
Unmodernised bathroom	£70
General wants of repair and dampness	£70
Poor insulation/high energy costs	£80

Total deduction per month	£370
TOTAL RENT PAYABLE PER MONTH	£1,230

13. 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 £1,230 per month which equates to £283.85 per week.

14. The Section 70 Fair Rent determined by the Tribunal is above the maximum fair rent of £223.50 per week permitted by the Rent Acts (Maximum Fair Rent) Order 1999. Accordingly, the lower amount of £223.50 per week is to be registered as the Fair Rent with effect from 2nd December 2024, this being the date of the Tribunal's decision.

15. It should be noted that the Landlord, having applied for a new rent of £136.74 per week. is not obliged to charge this higher rent.

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.