



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

**Case Reference** : **HAV/24UD/F77/2024/0611**

**Property** : **86 Denzil Avenue  
Netley Abbey  
Southampton  
Hampshire  
SO31 5BA**

**Tenant** : **Ms J Scaife**

**Representative** : **None**

**Landlord** : **West Ella Finance Limited**

**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 S J Hodges FRICS**

**Date of Objection** : **23<sup>rd</sup> October 2024**

**Date of Decision and  
Summary Reasons** : **19<sup>th</sup> December 2024**

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**DECISION**

**The Tribunal determines a rent of £200 per week with effect from 19<sup>th</sup>  
December 2024**

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## **SUMMARY REASONS**

### **Background**

1. On 19<sup>th</sup> 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 £40 per week on 9<sup>th</sup> April 1990 following a determination by the Rent Officer.
3. On 14<sup>th</sup> October 2024 the Rent Officer registered a new rent of £185 per week for the property to take effect from the 14<sup>th</sup> October 2024.
4. On 23<sup>rd</sup> October 2024 the Landlord 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. Open market rents, on which any decision by the Tribunal is based, are normally expressed as a monthly figure.
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 tenable condition would be £1,600 per calendar month. This reflects the fact that the 4<sup>th</sup> bedroom is unusable.
9. 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.
10. 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.
11. Furthermore, the Tribunal has made adjustments to reflect tenant's improvements but has not made any reduction in rent to reflect repairs undertaken by the Tenant with particular reference to roofing and drainage works.

12. The Landlord has recently installed 15 double glazed windows and 2 new doors at a cost of £14,100. The Tribunal considers that this improvement will increase the existing rent of £40 per week by more than 15%. The effect of this is that the new rent will not be limited by the Rent Acts (Maximum Fair Rent) Order 1999.
13. 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.

14. The full valuation is shown below:

Full open market rent in good condition	£1,600
Less deductions for:-	
Tenants' liability for internal decoration	£75
Tenant's provision of white goods	£30
Tenant's provision of carpets and curtains	£75
Tenant's provision of heating system	£250
Tenant's provision of kitchen fittings	£200
Dated bathroom	£100
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Total deduction per month	£730
<b>TOTAL RENT PAYABLE PER MONTH</b>	<b>£870 (£200 per week)</b>

15. 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 £870 per month which equates to £200 per week.

### **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.