



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

Case Reference : **HAV/29UQ/F77/2025/0605**

Property : **1 New Cottage
Sherenden Road
Tudeley
Tonbridge
Kent
TN11 0PA**

Tenant : **Mr & Mrs Stapley**

Representative : **None**

Landlord : **The Hadlow Estate**

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 N I Robinson FRICS
Judge I Arrow**

Date of Objection : **15th January 2025**

**Date of Decision and
Summary Reasons** : **6th March 2025**

DECISION

**The Tribunal determines a rent of £1,040.50 per month with effect from
6th March 2025.**

SUMMARY REASONS

Background

1. On 19th November 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 £915 per month on 18th January 2025 following a determination by the Rent Officer.
3. On 3rd January 2025 the Rent Officer registered a new rent of £1,005 for the property to take effect from the 18th January 2025.
4. On 15th January 2025 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 Landlord. There were no written submissions from the Tenant.

Determination and Valuation

7. Having consideration to the comparable evidence provided 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 tenantable condition would be £1,650 per 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. In addition the Tribunal has made the adjustments for the Tenant's responsibility for internal decoration, general wants of repair and an unmodernised kitchen.
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	£1,650
Less deductions for:-	
Tenants' liability for internal decoration	£60
Tenant's provision of white goods	£30
Tenant's provision of carpets	£60
Tenant's provision of curtains	£15
Unmodernised kitchen	£50
General wants of repair	£50
	—————
Total deduction per month	£265
TOTAL RENT PAYABLE PER MONTH	£1,385

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 £1,385 per calendar month.
13. The Section 70 Fair Rent determined by the Tribunal is above the maximum fair rent of £1,040.50 permitted by the Rent Acts (Maximum Fair Rent) Order 1999. Accordingly, the lower amount of £1040.50 is to be registered as the Fair rent with effect from 6th March 2025, this being the date of the Tribunal's 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.