



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

Case Reference	:	HAV/19UJ/F77/2025/0609
Property	:	7 St Leonards Road Weymouth Dorset DT4 8LE
Tenant	:	Mr W Bull
Representative	:	None
Landlord	:	Mountview Estates Plc
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 M C Woodrow MRICS Judge Clark
Date of Objection	:	2nd February 2025
Date of Decision and Summary Reasons	:	3rd April 2025

DECISION

The Tribunal determines a rent of £184.62 per week with effect from 3rd April 2025.

SUMMARY REASONS

Background

1. On 6th December 2024 the Landlord applied to the Rent Officer for the registration of a new rent of £187 per week for the property in accordance with Section 70 of the Rent Act 1977.
2. The rent was last registered at £162.60 per week on 25th January 2023 following a determination by the First-Tier Tribunal Property Chamber (Residential property).
3. On 24th January 2025 the Rent Officer registered a new rent of £175 per week for the property to take effect from 6th March 2025.
4. On 2nd February 2025 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.

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 submission provided by the Tenant in his letter of objection. There were no written submissions from the Landlord.

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 £1,150 per calendar month. Market rents are usually expressed as a monthly figure.
8. Such a tenancy would normally include white goods, carpets and curtains/blinds to all be provided by the Landlord. 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 therefore some adjustments to the 'open market rent' are necessary. In addition, the Tribunal has made adjustments for the Tenant's responsibility for internal decoration, the lack of central heating/ poor Energy Performance Rating and the unmodernised kitchen.
10. The Tribunal noted the number 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 Energy Performance Rating for the property is 'E'.

12. The full valuation is shown below:

Full open market rent in good condition	£1,150
Less deductions for:-	
Tenants' liability for internal decoration	£50
Tenant's provision of white goods	£30
Tenant's provision of carpets and curtains/blinds	£50
Lack of central heating/poor EPC rating	£120
Unmodernised kitchen	£100
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Total deduction per month	£350
TOTAL RENT PAYABLE PER MONTH	£800

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 £800 per calendar month which equates to £184.62 per week.
14. This rent is effective from 3rd April 2025, this being the date of the Tribunal's decision.
15. The Section 70 Fair Rent determined by the Tribunal is below the maximum fair rent of £186 per week permitted by the Rent Acts (Maximum Fair Rent) Order 1999 details of which are shown on the rear of the Decision Notice and accordingly we determine that the limit set by the Order does not apply in this case.

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.