



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

<b>Case Reference</b>	:	<b>HAV/00ML/F77/2025/0610</b>
<b>Property</b>	:	<b>15 White Street Brighton BN2 0JH</b>
<b>Tenant</b>	:	<b>Mrs Q Saunders</b>
<b>Representative</b>	:	<b>None</b>
<b>Landlord</b>	:	<b>Dorrington Housing Ltd</b>
<b>Representative</b>	:	<b>Savills</b>
<b>Type of Application</b>	:	<b>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.</b>
<b>Tribunal Members</b>	:	<b>Mr I R Perry FRICS Mr M C Woodrow MRICS Judge Clark</b>
<b>Date of Objection</b>	:	<b>12<sup>th</sup> February 2025</b>
<b>Date of Decision and Summary Reasons</b>	:	<b>3<sup>rd</sup> April 2025</b>

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**DECISION**

**The Tribunal determines a rent of £274.50 per week with effect from 3<sup>rd</sup> April 2025.**

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## **SUMMARY REASONS**

### **Background**

1. On 9<sup>th</sup> December 2024 the Landlord's Agent applied to the Rent Officer for the registration of a new rent of £248 per week for the property in accordance with Section 70 of the Rent Act 1977.
2. The rent was last registered at £240 per week on 14<sup>th</sup> December 2022 following a determination by the Rent Officer.
3. On 4<sup>th</sup> February 2025 the Rent Officer registered a new rent of £250 per week for the property to take effect from the 4<sup>th</sup> February 2025.
4. On 12<sup>th</sup> February 2025 the Landlord's Agent 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 tenable condition would be £1,500 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 the adjustments for the dated bathroom.
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 'D'.
12. The full valuation is shown below:

Full open market rent in good condition	£1,500
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
Dated bathroom	£50
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Total deduction per month	£180
<b>TOTAL RENT PAYABLE PER MONTH</b>	<b>£1,320</b>

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 £1,320 per calendar month, equating to £304.62 per week.
14. The Section 70 Fair Rent determined by the Tribunal is above the maximum fair rent of £274.50 per week permitted by the Rent Acts (Maximum Fair Rent) Order 1999. Accordingly, the lower amount of £274.50 is to be registered as the Fair rent with effect from 3<sup>rd</sup> April 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.