



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

Case Reference	:	HAV/43UH/F77/2025/0611
Property	:	46 Clare Road Stanwell Staines Surrey TW19 7QH
Tenants	:	Mr T & Mrs D Card
Representative	:	None
Landlord	:	A2Dominion Group
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 J S Reichel MRICS Judge Gethin
Date of Objection	:	11th February 2025
Date of Decision and Summary Reasons	:	23rd April 2025

DECISION

**The Tribunal determines a rent of £1229.50 per month with effect from 23rd April 2025.
The Landlord has indicated that it will not charge the full rent.**

SUMMARY REASONS

Background

1. On 6th 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 £1005.50 per month from 12th May 2022 following a determination by the Rent Officer.
3. On 5th February 2025 the Rent Officer registered a new rent of £1044 per month for the property to take effect from the 5th February 2025.
4. On 11th February 2025 the Tenants 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. There were no written submissions from either party.

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 £1700 per calendar month.
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 with white goods, carpets and curtains all supplied therefore some adjustments to the 'open market rent' are necessary. In addition, the Tribunal has made an adjustment for the Tenants responsibility for internal decoration.
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	£1700
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Less deductions for:-

Tenants' liability for internal decoration	£60
Tenant's provision of white goods	£30
Tenant's provision of carpets and curtains	£60

Total deduction per month	£150
TOTAL RENT PAYABLE PER MONTH	£1550

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 £1550 per calendar month.
13. The Section 70 Fair Rent determined by the Tribunal is above the maximum fair rent of £1229.50 permitted by the Rent Acts (Maximum Fair Rent) Order 1999. Accordingly, the lower amount of £1229.50 is to be registered as the Fair rent with effect from 23rd April 2025, this being the date of the Tribunal's decision.
14. The Landlord is a social housing provider and has indicated that it will not charge the full amount of the rent assessed.

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.