



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

Case Reference	:	HAV/23UD/F77/2025/0613
Property	:	Flat 3 Forest Parade Forest Road Lydney Gloucestershire GL15 5LA
Tenant	:	Mrs D Wakeham
Representative	:	None
Landlord	:	Projects by Innovation Limited
Representative	:	Toombs & Toombs
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 R Percival
Date of Objection	:	29th January 2025
Date of Decision and Summary Reasons	:	7th May 2025

DECISION

The Tribunal determines a rent of £6,480 per annum with effect from 7th May 2025.

SUMMARY REASONS

Background

1. On 15th October 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 on 10th November 2022 at £6,016 per annum, equating to £501.33 per month, following a determination by the Rent Officer.
3. On 2nd December 2024 the Rent Officer registered a new rent of £6,713.20 per annum, equating to £559.42 per month, for the property to take effect from the 2nd December 2024.
4. On 29th January 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. There were no additional 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 £800 per month. Residential rents are normally quoted 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 Tenant's responsibility for internal decoration, unmodernised kitchen and bathroom and lack of central heating.
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 Energy Performance Rating for the property is 'E'.

12. The full valuation is shown below:

Full open market rent in good condition	£800
Less deductions for:-	
Unmodernised kitchen	£100
Tenant's provision of white goods	£30
Lack of central heating	£80
Unmodernised bathroom	£50
	———
Total deduction per month	£260
TOTAL RENT PAYABLE PER MONTH	£540

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 £540 per calendar month which equates to £6,480 per annum.
14. This rent takes effect from 7th May 2025, this being the date of the Tribunal's decision.
15. The Section 70 Fair Rent determined by the Tribunal is below or equal to the maximum fair rent of £6,938.50 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.