



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

Case Reference	:	HAV/21UC/F77/2025/0619
Property	:	97 Green Street Eastbourne East Sussex BN2 1RE
Tenant	:	Mrs J Mohamed
Representative	:	None
Landlord	:	Mr D Photiou
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 D Cotterell FRICS
Date of Objection	:	25th April 2025
Date of Decision and Summary Reasons	:	16th June 2025

DECISION

The Tribunal determines a rent of £1,071 per month with effect from 16th June 2025.

SUMMARY REASONS

Background

1. On 14th February 2025 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 £935 per month on 20th March 2023 following a determination by the Rent Officer.
3. On 8th April 2025 the Rent Officer registered a new rent of £1,000 per month for the property to take effect from the 8th April 2025.
4. On 25th April 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 Tenant and 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 £1,300 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 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 and unmodernised bathroom.
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 'D'.
12. The full valuation is shown below:

Full open market rent in good condition	£1,300
Less deductions for:-	
Tenants' liability for internal decoration	£50
Tenant's provision of white goods	£20
Tenant's provision of curtains	£10
Dated bathroom	£20
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Total deduction per month	£100
TOTAL RENT PAYABLE PER MONTH	£1,200

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 £1,200 per calendar month.
14. The Section 70 Fair Rent determined by the Tribunal is above the statutory maximum fair rent of 1,071 per month permitted by the Rent Acts (Maximum Fair Rent) Order 1999. Accordingly, the lower amount of £1,071 per month is to be registered as the Fair rent with effect from 16th June 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.