



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

Case Reference : **BIR/00FY/F77/2024/0639**

Property : **130A Hartley Road Nottingham NG7 3AJ**

Tenant : **Jonathan Clark**

Landlord : **Ashraf Piranie**

Landlord's agent : **Wise Properties Sales and Lettings**

Type of Application : **Section 70 Rent Act 1977**

Tribunal Members : **V Ward BSc Hons FRICS Regional Surveyor
Judge David R Salter**

Date of Decision : **25 July 2025**

Date of Issue : **09 September 2025**

DECISION

The sum of £123.00 per week will be registered as the fair rent with effect from 25 July 2025 being the date the Tribunal made the Decision.

REASONS FOR THE DECISION

Background

1. The Rent Officer registered a rental of £113.00 per week on 12 November 2024, effective from the same date. Following objections by the parties to the determination of a fair rent made by the Rent Officer, the Tribunal has made a determination under the provisions of the Rent Act 1977.

Inspection

2. The Tribunal has not carried out an inspection of the Property. Accordingly, the Tribunal has considered this case on the basis of the papers provided by the parties and having regard to its own knowledge, expertise and online research.

Evidence

3. The Landlord returned the Tribunal's Reply forms. These combined with the Tribunal's own research, confirmed essential details of the Property as a flat arranged over two floors situated above a secondary parade of shops (including hot food takeaways), in the Radford area of Nottingham approximately 1 mile from the city centre. The Landlord states that the Property benefits from central heating (type unspecified) and double glazing with the following accommodation:

One reception room, kitchen, two bedrooms, bathroom.

The Property does not benefit from any car parking.

The Landlord advised that carpets, curtains and white goods had all been provided by the Tenant.

The Tenant did not provide any submissions to the Tribunal.

4. The Landlord further advised that improvements have been made since the purchase of the property in 2020 and to comply with environmental requirements in 2022 although there were no details provided.
5. As part of their submissions, the Landlord provided a Right Move "Best Price Guide" which gave very brief details of 12 flats some of which were 1 bedroom and others with two bedrooms. The rentals sought/agreed for these comparables ranged from £598.00 per calendar month (pcm) to £1,050.00 pcm as follows:

	Address (all Nottingham)	Type	Rental (pcm)
a)	Hartley Road	2 bed flat	£1,050.00
b)	Player Street Radford	2 bed flat	£1,040.00
c)	Alfreton Road	2 bed flat	£1040.00
d)	Denman Street Radford	2 bed flat	£997.00
e)	Radford Boulevard	1 bed flat	£850.00
f)	Radford Boulevard	1 bed flat	£758.00
g)	Radford Boulevard	1 bed flat	£758.00
h)	Hyson Green	1 bed flat	£695.00
i)	Radford Boulevard	1 bed flat	£675.00
j)	Radford Boulevard	1 bed flat	£650.00
k)	Denman Street Radford	1 bed flat	£628.00
l)	Radford Boulevard	2 bed flat	£598.00

Of these comparables, b) c) and d) appear to indicate that these properties are offered for let to either students or professionals ie not to a single household. Others include bills which again would not make them comparable.

Determination and Valuation

6. From the Tribunal's own expert knowledge of rental values of 2 bed flats, in the area, situated above secondary shopping parades, with no external parking, and by interpolating the comparable evidence provided by the Landlord, the Tribunal considers that the open market rent for the Property in a satisfactory condition would be in the region of £700.00 per calendar month (i.e. £160.00 per week).
7. From this level of rent, the Tribunal has made adjustments in relation to the following:
 - a) Curtains, carpets and white goods fitted by the Tenant.
 - b) The Tenant's liability to redecorate.
8. The Tribunal has also made an adjustment for scarcity using its own general knowledge and experience. The Tribunal considers that in the wider geographical area there is an imbalance of supply and demand impacting on rental values and has, therefore, has made a deduction of 10% for scarcity.

9. The full valuation is shown below:

Market Rent		Per week <u>£160.00</u>
<u>Less</u>		
a) Items given under a) above	£15.00	
b) Tenant's internal decoration liability @ 5%	<u>£8.00</u>	<u>£23.00</u>
		£137.00
<u>Less</u>		
Scarcity @ 10%		<u>£13.70</u>
		£123.30
 Say		 <u>£123.00</u>

Decision

10. Therefore, the Tribunal determines the Fair Rent as £123.00 per week with effect from 25 July 2025.
11. The maximum fair rent permitted by the Rent Acts (Maximum Fair Rent) Order 1999 is £137.00 per week. This, therefore, has no impact on the rent determined by the Tribunal. The calculation of the capped rent is shown on the decision form.

Chairman: V Ward

Date: 25 July 2025

APPEAL PROVISIONS

If either party is dissatisfied with this decision, they may apply for permission to appeal to the Upper Tribunal (Lands Chamber) **on any point of law arising from this Decision**. Prior to making such an appeal, an application must be made, in writing, to this Tribunal for permission to appeal. Any such application must be made within 28 days of the issue of this statement of reasons (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013) stating the grounds upon which it is intended to rely in the appeal.

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

130A Hartley Road Nottingham NG7 3AJ

The Tribunal members were:

V Ward BSc Hons FRICS
Judge David R Salter

Landlord

Ashraf Piranie

Tenant

Jonathan Clark

1. The fair rent is

£123.00

Per

week

(excluding water rates and council tax
but including any amounts in paras
3&4)

2. The effective date is

25 July 2025

3. The amount for services is

-

Per

-

/not applicable

4. The amount for fuel charges (excluding heating and lighting of common parts) not counting for rent allowance is

-

Per

-

/ not applicable

5. The rent is not to be registered as variable.

6. The capping provisions of the Rent Acts (Maximum Fair Rent) Order 1999 do not apply (please see calculation overleaf).

7. Details (other than rent) where different from Rent Register entry

8. For information only:

The fair rent to be registered is not limited by the Rent Acts (Maximum Fair Rent) Order 1999, because it is below the maximum fair rent of £137.00 per week permitted by the Order.

Chairman

V Ward

Date of decision

25 July 2025

MAXIMUM FAIR RENT CALCULATION									
204 Bakewell Road									
LATEST RPI FIGURE	x	402.9			May-25				
PREVIOUS RPI FIGURE	y	312.0			Oct-21				
x	402.9	minus y	312.0	equals (A)	90.9				
(A)	90.9	divided by y	312.0	equals (B)	0.291346154				
First application for re-registration since 1 February 1999 enter yes or no in box				no					
If yes plus 1.075, if no plus 1.05		1.05							
		1.341346154							
Last registered rent*	£	102.00	Multiplied by (C) =	£	136.82				
*(exclusive of any variable service charge)									
Rounded up to nearest 50 pence		£			137.00				
Variable Service Charge YES/NO									
If YES add amount for services									
MAXIMUM FAIR RENT =									
	£	137.00			Per	week			

Explanatory Note

- The calculation of the maximum fair rent, in accordance with the formula contained in the Order, is set out above.
- In summary, the formula provides for the maximum fair rent to be calculated by:
 - increasing the previous registered rent by the percentage change in the retail price index (the RPI) since the date of that earlier registration and
 - adding a further 7.5% (if the present application was the first since 1 February 1999) or 5% (if it is a second or subsequent application since that date).

A 7.5% increase is represented, in the calculation set out above, by the addition of 1.075 to (B) and an increase of 5% is represented by the addition of 1.05 to (B).

The result is rounded up to the nearest 50 pence.
- For the purposes of the calculation the latest RPI figure (x) is that published in the calendar month immediately before the month in which the Tribunal's fair rent determination was made.
- The process differs where the tenancy agreement contains a variable service charge and the rent is to be registered as variable under section 71(4) of the Rent Act 1977. In such a case the variable service charge is removed before applying the formula. When the amount determined by the application of the formula is ascertained the service charge is then added to that sum in order to produce the maximum fair rent.