



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

Case Reference : **HAV/24UP/F77/2025/0621**

Property : **1 New Cottages, Bramdean,
Alresford, Hampshire, SO24 0JU**

Tenant : **Mr G Coole**

Landlord : **Wakefield Farm Partnership**

Date of Objection : **7 May 2025**

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

Tribunal : **Mr D Jagger MRICS
Mr N Robinson FRICS**

**Date of Summary
Reasons** : **4 July 2025**

DECISION

The sum of £211.05 per calendar week will be registered as the fair rent with effect from 4 July 2025, being the date, the Tribunal made the Decision.

SUMMARY REASONS

Background

1. Following an objection from the Landlord to the determination of a fair rent by the Rent Officer, the Tribunal has made a determination under the provisions of the Rent Act 1977.
2. The parties did not request a hearing or inspection to determine this matter and the Tribunal agreed with this arrangement and considered this case on the basis of the papers provided by the parties and the Rent Officer with the assistance of Rightmove and Google Maps.

Evidence

3. The Tribunal received a completed Reply Statement from the Landlord with evidence of the market rent for Yew Tree Cottage being a nearby property. The Tenant did not complete the Reply Statement. The Tribunal had before it, the Rent Officers two Registrations and calculations for the most recent registration on the 29 April 2025.

Determination and Valuation

4. Having consideration of the Landlords evidence and our own expert, general knowledge of rental values in the Alresford area, we consider that the open market rent for the property in its current condition would be in the region of **£335** per calendar week. (£1,450 per month) From this level of rent we have made adjustments in relation to:

Terms of tenancy agreement, no white goods, no carpets or curtains, dated kitchen fittings, bottled LPG central heating system This equates to approximately 30%

5. The Tribunal has also made an adjustment for scarcity at 10%

6. The full valuation is shown below:

Market Rent		£335	pw
<i>Less</i>	approx. 30%	£100.50	
		£234.50	
<i>Less</i>			

Scarcity

approx. 10%

£23.45

£211.05 pw

Decision

7. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£211.05** per calendar week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £227 per calendar week. The calculation of the capped rent is shown on the decision form.

8. In this case therefore the lower rent of £211.05 per calendar week is to be registered as the fair rent for this property.

Chairman: Duncan Jagger MRICS Date: 4 July 2025

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 subsequent application for permission to appeal should be made on Form RP PTA