



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

Case Reference	:	HAV/00HQ/F77/2025/0626
Property	:	Flat 5 Barons Court 306 Poole Road Branksome Poole Dorset BH12 1AJ
Tenant	:	Mr M Bedding
Representative	:	None
Landlord	:	Silverstone Properties Limited
Representative	:	Palmer Snell
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 S J Hodges FRICS
Date of Objection	:	9th July 2025
Date of Decision and Summary Reasons	:	12th September 2025

DECISION

The Tribunal determines a Fair Rent of £805 per month with effect from 12th September 2025.

SUMMARY REASONS

Background

1. On 13th January 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 £708.75 per month including services following a determination by the Property Tribunal.
3. On 19th June 2025 the Rent Officer registered a new rent of £755 per month for the property to take effect from the 26th July 2025. The Rent Officer indicated an estimate for services included within the rent in the sum of £69.24 per month.
4. On 9th July 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. The Tribunal has considered the written appeal from the Landlord's Agent. There were no additional submissions from either party.

Determination and Valuation

7. Having consideration to the comparable evidence provided and its own expert general knowledge of rental values in the area the Tribunal considers that the open market rent for the property in good tenable condition would be £1,200 per calendar month.
8. Such a tenancy would normally include white goods, carpets/floor coverings 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/flooring and curtains/blinds 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 for dated kitchen and bathroom fittings
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	£1,200
Less deductions for:-	
Tenants' liability for internal decoration	£40
Tenant's provision of white goods	£30
Tenant's provision of carpets/floorings	£30
Tenant's provision of curtains/blinds	£10
Dated kitchen fittings	£100
Dated bathroom fittings	£50
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Total deduction per month	£260
TOTAL RENT PAYABLE PER MONTH	£940

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 £940 per calendar month.
13. The statutory Section 70 Fair Rent determined by the Tribunal is above the maximum fair rent of £805 permitted by the Rent Acts (Maximum Fair Rent) Order 1999. Accordingly, the lower amount of £805 per month is to be registered as the Fair Rent with effect from 12th September 2025, this being the date of the Tribunal's decision.
14. The Tribunal noted that the Landlord has recently installed central heating within the property. The Tribunal considered that this would increase the rental value by 10%. This would be insufficient to 'override' the application of the Maximum Fair Rent Order.

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.