



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

Case Reference : **HAV/29UH/F77/2025/0635**

Property : **5 Muir Road
Maidstone
Kent
ME15 6PX**

Tenant : **Mrs E Hogben**

Representative : **None**

Landlord : **Mrs J Bennett**

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 S J Hodges FRICS
Judge Cowan**

Date of Objection : **17th October 2025**

**Date of Decision and
Summary Reasons** : **12th December 2025**

DECISION

SUMMARY REASONS

Background

1. On 22nd July 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 £758.75 per month on 10th August 2023 following a determination by the Rent Officer.
3. Following a request from the Tenant the Rent Officer held a consultation at the property on 10th September 2025. Both parties were present.
4. On 15th September 2025 the Rent Officer registered a new rent of £793 per month for the property to take effect from the 15th September 2025.
5. On 17th October 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

6. 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

7. The Tribunal has considered the written submissions provided by the Tenant and the Landlord which had been copied to the opposing party.

Determination and Valuation

8. Having consideration to the comparable evidence provided and of 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 £1,350 per month.
9. Such a tenancy would normally include white goods, carpets/floorings and curtains/blinds to all be provided by the Landlord. The Landlord would also be responsible for internal repair and decoration.
10. In this case the property is not let in such condition or with white goods, carpets/floorings 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, the dated kitchen and bathroom fittings, and the dated condition of the property and general wants of repair.

11. 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.

12. The Energy Performance Rating for the property is 'D'.

13. The full valuation is shown below:

Full open market rent in good condition	£1350
Less deductions for:-	
Tenants' liability for internal decoration	£50
Tenant's provision of white goods	£30
Tenant's provision of carpets and curtains	£50
Dated kitchen	£125
Dated bathroom	£75
General dated condition and wants of repair	£100
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Total deduction per month	£430
TOTAL RENT PAYABLE PER MONTH	£920

14. 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 £920 per calendar month.

15. The Section 70 Fair Rent determined by the Tribunal is above the maximum fair rent of £859 per month permitted by the Rent Acts (Maximum Fair Rent) Order 1999. Accordingly, the lower amount of £859 per month is to be registered as the Fair rent with effect from 12th December 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.