



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

Case Reference : **HAV/00HR/F77/2025/0638**

Property : **Lake House
Thornford Road
Sherborne
Dorset
DT9 6PT**

Applicant Landlord : **Trustees of the 2023 Sherborne Castle
Maintenance Fund**

Representative : **Sherborne Castle Estates**

Respondent Tenant : **Mr A J Fallowfield**

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
Ms C D Barton MRICS**

Date of Objection : **3rd November 2025**

**Date of Decision and
Summary Reasons** : **31st December 2025**

DECISION

SUMMARY REASONS

Decision

The Tribunal determines a Fair Rent of £5,200 per quarter with effect from 31st December 2025.

Background

1. On 14th August 2025 the Landlord's Agent 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 £5,200 per quarter on 3rd October 2023 following a determination by the Rent Officer. This equates to £1,733.33 per month.
3. On 10th October 2025 the Rent Officer registered a new rent of £5,300 per quarter for the property to take effect from the 10th October 2025. This equates to £1,766.66 per month
4. On 3rd November 2025 the Tenant 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's Agent.

Determination and Valuation

7. 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 £7,200 per quarter. This equates to £2,400 per month.
8. Most open market rents are let based on a monthly rent payable. 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.
9. 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.

10. The property is in such poor condition that a substantial deduction from the market rent is justified.
11. In addition, the Tribunal notes that the Tenant has built stables within one of the outbuildings and is responsible for internal decoration and repair of outbuildings.
12. 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.
13. The Energy Performance Rating for the property is 'G'.

14. The full valuation is shown below:

Full open market rent in good condition	£7,200 per quarter
Less deductions for:-	
Tenants' improvements (stables)	£500
Tenant's responsibility for internal décor, white goods, carpets and curtains	£500
Disrepair including poor energy rating	<u>£1,000</u>
Total deduction per quarter	£2,000
TOTAL RENT PAYABLE PER QUARTER	£5,200

15. 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 £5,200 per quarter. This reflects a nil increase on the previous registered rent.
16. This rent takes effect from 31st December 2025, this being the date of the Tribunal's decision.
17. The Section 70 Fair Rent determined by the Tribunal is below the maximum fair rent of £5,867.50 permitted by the Rent Acts (Maximum Fair Rent) Order 1999 details of which are shown on the rear of the Decision Notice and accordingly we determine that the limit set by the Order does not apply in this case.

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.