



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

**Case Reference** : **HAV/00HR/F77/2025/0634**

**Property** : **Goathorn Farmhouse  
Goathorn  
Studland  
Dorset  
BH19 3BL**

**Tenant** : **Mr N Warner**

**Representative** : **None**

**Landlord** : **Rempstone Estate Trust**

**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** : **13<sup>th</sup> October 2025**

**Date of Decision and  
Summary Reasons** : **28<sup>th</sup> November 2025**

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**DECISION**

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## **SUMMARY REASONS**

### **Decision**

**The Tribunal determines a Fair Rent of £3948.50 per quarter with effect from 28<sup>th</sup> November 2025.**

### **Background**

1. On 18<sup>th</sup> August 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 on 11<sup>th</sup> October 2023 at £3,510 per quarter with effect from 18<sup>th</sup> November 2023 following a determination by the Rent Officer.
3. On 7<sup>th</sup> October 2025 the Rent Officer registered a new rent of £3,625 per quarter for the property to take effect from 18<sup>th</sup> November 2025.
4. On 13<sup>th</sup> 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**

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

### **Determination and Valuation**

7. Having consideration to the comparable evidence provided and of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenable condition would be £7,500 per quarter, equating to £2,500 per month.
8. Market rents are usually expressed as a monthly figure.
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 dated kitchen and bathroom fittings, the Tenant's installation of

central heating – with an adjustment for the Landlord replacing the boiler, the Tenant’s responsibility for internal decoration, and poor insulation.

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 full valuation is shown below:

Full open market rent in good condition	£2,500 per month
Less deductions for:-	
Tenants’ liability for internal decoration	£75
Tenant’s provision of white goods	£30
Tenant’s provision of carpets	£60
Tenant’s provision of curtains	£15
Tenant’s provision of central heating (50%)	£125
Dated bathroom	£50
Dated kitchen	£125
Poor insulation	£50
	—————
Total deduction per month	£530
<b>TOTAL RENT PAYABLE PER MONTH</b>	<b>£1,970</b>

13. 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 £1,970 per calendar month equating to £5,910 per quarter.

14. The Section 70 Fair Rent determined by the Tribunal is above the maximum fair rent of £3,948.50 per quarter permitted by the Rent Acts (Maximum Fair Rent) Order 1999. Accordingly, the lower amount of £3,948.50 per quarter is to be registered as the Fair rent with effect from 28<sup>th</sup> November 2025, this being the date of the Tribunal’s decision. This equates to £1,316.17 per month.

**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.