



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

**Case Reference** : **BIR/OOGG/F77/2025/0013**

**Property** : **56 Newington Way  
Craven Arms  
Shropshire  
SY7 9PU**

**Tenant** : **Mr R Andrews**

**Landlord** : **Bromford**

**Date of Objection** : **7<sup>th</sup> February 2025**

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

**Tribunal Members** : **Mr G S Freckelton FRICS  
Mrs K Bentley**

**Date of Decision** : **10<sup>th</sup> March 2026**

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**DECISION**

**The sum of £519.00 per month will be registered as the fair rent with effect from 10<sup>th</sup> March 2026 being the date the Tribunal made the Decision.**

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## REASONS FOR THE DECISION

### Background

1. Following an objection from the Tenant 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.

### Inspection

2. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties and having regard to its own knowledge, expertise and online research.

### Evidence

3. The Tribunal has considered the written submissions provided by the Tenant.
4. From the information provided it appears that the subject property comprises of a relatively modern terraced house. The accommodation is understood to comprise of one living room, dining kitchen, W.C and stores on the ground floor. On the first floor are three bedrooms and bathroom with W.C. Based on the Rent Register the property is understood to have full central heating. Based on internet mapping, the Tribunal understands that the property is double glazed.
5. The tenant submits:
  - a) He has lived in the property for 39 years.
  - b) He has always maintained the property in good condition.
  - c) The level of increase is excessive and more than he can afford.
  - d) The proposed increase amounts to almost £113.00 in addition to the £400.00 already paid.
6. The landlord made no submissions.

### Determination and Valuation

7. On consideration of the comparable evidence proved by the parties, that forwarded by the Rent Officer and the Tribunal's own expert knowledge of rental values in the area, the Tribunal considers that the open market rent for the property in a satisfactory condition would be in the region of £725.00 per month. From this level of rent, the Tribunal has made adjustments in relation to the following:
  - a) *Curtains, carpets and white goods fitted by the Tenant.*
  - b) *The Tenant's liability to redecorate.*

8. The Tribunal notes that the tenant submits in 5(d) above that the proposed increase is some £113.00 per month. According to the papers submitted to the Tribunal it appears that the rent registered in September 2021 was £460.00 per month and the rent registered in January 2025 was £500.00 per month. The Tribunal calculates this as being a proposed increase of £40.00 per month.
9. The Tribunal has also made an adjustment for scarcity using their own general knowledge and experience. The Tribunal considers that in the wider geographical area there is an imbalance of supply and demand impacting on rental values and has, therefore, made a reduction of 15% for scarcity.
9. The full valuation is shown below:
- |  |                   |
|--|-------------------|
| Market Rent                                    | £725.00 per month |
| <br><i>Less</i>                                |                   |
| a) Items given under a) above                  | £60.00            |
| b) Tenant's internal decoration liability @ 5% | £37.00            |
| <br><i>Less</i>                                |                   |
| Scarcity @ 15%                                 | <u>£109.00</u>    |
|  | <u>£206.00</u>    |
|  | £519.00           |
10. The Tribunal determines an uncapped rent of £519.00 per month.

## **Decision**

11. The uncapped fair rent determined by the Tribunal, for the purposes of section 70, is therefore £519.00 per month. The maximum fair rent permitted by the Rent Acts (Maximum Fair Rent) Order 1999 is £629.00 per month. This therefore has no impact on the rent determined by the Tribunal. The calculation of the capped rent is shown on the decision form.

**Chairman: G S Freckelton FRICS**

**Date: 10<sup>th</sup> March 2026**

### **APPEAL PROVISIONS**

If either party is dissatisfied with this decision, they may apply for permission to appeal to the Upper Tribunal (Lands Chamber) **on any point of law arising from this Decision**. Prior to making such an appeal, an application must be made, in writing, to this Tribunal for permission to appeal. Any such application must be made within 28 days of the issue of this statement of reasons (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013) stating the grounds upon which it is intended to rely in the appeal.

## Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

**Address of Premises**

56 Newington Way  
Craven Arms  
Shropshire  
SY7 9PU

**The Tribunal members were**

Mr G S Freckelton FRICS  
Mrs K Bentley

**Landlord**

Bromford

**Tenant**

Mr R Andrews

1. The fair rent is

£519.00

Per

Month

(excluding water rates and council tax but including any amounts in paras 3&4)

2. The effective date is

10<sup>th</sup> March 2026

3. The amount for services is

£1.63

Per

Month

4. The amount for fuel charges (excluding heating and lighting of common parts) not counting for rent allowance is

N/A

Per

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5. The rent ~~is~~ is not to be registered as variable.

6. The capping provisions of the Rent Acts (Maximum Fair Rent) Order 1999 apply (please see calculation overleaf).

7. Details (other than rent) where different from Rent Register entry

8. For information only:

The fair rent to be registered is not limited by the Rent Acts (Maximum Fair Rent) Order 1999, because it is below the maximum fair rent of £XXX permitted by the Order/ The fair rent to be registered is limited by the Rent Acts (Maximum Fair Rent) Order 1999, because it is above the maximum fair rent of £XXX permitted by the Order.

Chairman

G S Freckelton FRICS

Date of decision

10<sup>th</sup> March 2026

# MAXIMUM FAIR RENT CALCULATION

|                            |          |                     |       |              |        |
|----------------------------|----------|---------------------|-------|--------------|--------|
| <b>LATEST RPI FIGURE</b>   | <b>X</b> |                     | 406.4 |              |        |
| <b>PREVIOUS RPI FIGURE</b> | <b>Y</b> |                     | 308.6 |              |        |
| <b>X</b>                   | 406.4    | <b>Minus Y</b>      | 308.6 | = <b>(A)</b> | 97.8   |
| <b>(A)</b>                 | 97.8     | <b>Divided by Y</b> | 308.6 | = <b>(B)</b> | 0.3169 |

**First application for re-registration since 1 February 1999 YES/NO**

If yes (B) plus 1.075 = (C)

If no (B) plus 1.05 = (C)

Last registered rent\*  Multiplied by (C) =

\*(exclusive of any variable service charge)

Rounded up to nearest 50p =

Variable service charge **NO**

If YES add amount for services

**MAXIMUM FAIR RENT =**  **Per**

## ***Explanatory Note***

1. The calculation of the maximum fair rent, in accordance with the formula contained in the Order, is set out above.
2. In summary, the formula provides for the maximum fair rent to be calculated by:
  - (a) increasing the previous registered rent by the percentage change in the retail price index (the RPI) since the date of that earlier registration and
  - (b) adding a further 7.5% (if the present application was the first since 1 February 1999) or 5% (if it is a second or subsequent application since that date).

A 7.5% increase is represented, in the calculation set out above, by the addition of 1.075 to (B) and an increase of 5% is represented by the addition of 1.05 to (B).

The result is rounded up to the nearest 50 pence.
3. For the purposes of the calculation the latest RPI figure (x) is that published in the calendar month immediately before the month in which the Tribunal's fair rent determination was made.
4. The process differs where the tenancy agreement contains a variable service charge and the rent is to be registered as variable under section 71(4) of the Rent Act 1977. In such a case the variable service charge is removed before applying the formula. When the amount determined by the application of the formula is ascertained the service charge is then added to that sum in order to produce the maximum fair rent.