



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

**Case Reference** : **HAV/23UC/F77/2025/0642**

**Property** : **Rose Cottage, Sherborne,  
Cheltenham, Gloucestershire, GL54  
3DW**

**Tenant** : **Mrs Marilyn Hill**

**Landlord** : **National Trust**

**Date of Tenant's  
Objection** : **19 November 2025**

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

**Tribunal** : **Mr D Jagger MRICS  
Mr N Robinson FRICS**

**Date of Summary  
Reasons** : **13 February 2026**

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**DECISION**

**The sum of £10,044 per calendar month will be registered as the fair rent with effect from 13 February 2026, being the date, the Tribunal made the Decision.**

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## SUMMARY REASONS

### 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.
2. The parties did not request a hearing or an inspection in order to determine this matter and the Tribunal agreed with this arrangement. Therefore, the Tribunal considered this case on the basis of the papers provided by the parties and the Rent Officer's calculations.

### Evidence

3. The Tribunal received a completed Reply Statements from the Landlord and the Tenant. The parties produced helpful photographs and a floor plan. The Landlord submitted a "Rightmove Best Price Guide" which included comparable evidence of rental values in the general area. The Tribunal had before it, the Rent Officers two Registrations and calculations for the most recent registration on the 21 October 2025 to take effect on that date.

### Determination and Valuation

5. Having consideration of the party's evidence and our own expert, general knowledge of rental values in the Sherborne area, we consider that the open market rent for the property in its current condition would be in the region of **£1,550** per month. (£18,600) From this level of rent we have made adjustments in relation to:

Terms of tenancy agreement, no white goods, no carpets or curtains, defects to window units, minimal electric sockets, leaking rainwater fittings, dated sanitary fittings, evidence of damp to internal walls, small rear garden, poor layout on the first floor and tenant's improvements. This equates to approximately 40%

6. The Tribunal has also made an adjustment for scarcity at 10%

7. The full valuation is shown below:

Market Rent		£18,600	pa
<i>Less</i>	approx. 40%	£7,440	

		£11,160
Less Scarcity	approx. 10%	<u>£1,116</u>
		<b>£10,044 pa</b>

### **Decision**

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£10,044** per annum. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at **£10,413.50** per calendar annum. The calculation of the capped rent is shown on the decision form.

**9. In this case therefore the lower rent of £10,044 per annum is to be registered as the fair rent for this property. This is maximum Fair Rent and landlord's seek to increase the rent proposed in its original notice rather than this determination.**

**Chairman: Duncan Jagger MRICS      Date: 13 February 2026**

### **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 subsequent application for permission to appeal should be made on Form RP PTA