

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

Flat 3
74 Fore Street
Totnes
Devon
TQ9 5RU

The Tribunal members were:

Mr J G G Wilson MRICS
Mr C Davies FRICS
Mr A Hetherton MRICS IRRV (Hons)

Landlord

Mr Kevin Davidson

Tenant

Miss Gillian Owen

1. The fair rent is

£380.00

Per

Calendar
Month

(To exclude Water Rates and Council Tax but to include any amounts in paragraphs 3 & 4).

2. The effective date is

25 February 2026

3. The amount for services is

n/a

Per

n/a

not applicable

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

n/a

Per

n/a

not applicable

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

6. The capping provisions of the Rent Acts (Maximum Fair Rent) Order 1999 do not apply because this is the first registration of the fair rent at the property.

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

[Empty box for details 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 this is the first registration of the property.

Chairman

Mr J G G Wilson
MRICS

Date of decision

25 February 2026