



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

Case Reference : **HAV/24UE/F77/2026/0006**

Property : **Flat 8, Alders House, 54 Redlands
Lane, Fareham, Hampshire, PO14
1HA**

Tenant : **Mr R J Pyle**

Landlord : **Mr A Beal**

**Date of Landlord's
Objection** : **9 February 2026**

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

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

**Date of Summary
Reasons** : **10 April 2026**

DECISION

The sum of £800 per month will be registered as the fair rent with effect from 10 April 2026, being the date, the Tribunal made the Decision.

SUMMARY REASONS

Background

1. Following an objection from the Landlord 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 to determine this matter and the Tribunal agreed with this arrangement. The Tribunal considered this case with the Rent Officer's calculations and with the assistance of Rightmove and Google Maps.

Evidence

3. The Tribunal received a completed Rent Appeal Statement from the Landlord. The Landlord provided the Tribunal with agents details of 4 rental comparables which ranged from £1,000- £1,200 per month. No submissions were received from the Tenant. The Tribunal had before it, the Rent Officers two Registrations and calculations for the most recent registration on the 2 February 2026 to take effect on that date.

Determination and Valuation

4. Having consideration of its own expert, general knowledge of rental values in the Fareham area, we consider that the open market rent for the property in good condition with modern services would be in the region of **£1,050** per month.
5. Next, the Tribunal needs to adjust that hypothetical rent of £1,050 per month to allow for Terms of tenancy agreement, no white goods, no carpets or curtains, dated kitchen and bathroom fittings and no central heating.
6. The Tribunal has considered very carefully the information provided by Landlord. Using its own expertise, the Tribunal considers that a deduction of £250 should be applied in order to take account of the above matters. This reduces the figure to £800 per month.
7. It should be noted that this figure cannot be a simple arithmetical calculation and is not based upon capital costs but is the Tribunal's estimate of the amount by which the rent would need to be reduced to attract a tenant.
8. The Tribunal has made no adjustment for scarcity.
9. The full valuation is shown below:

Market Rent		£1,050	pm
<i>Less</i>	approx.	£250	
		£800	
		£800 pm	

Decision

10. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£800** per month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £801 per calendar month. The calculation of the capped rent is shown on the decision form.

11. In this case therefore the lower rent of £800 per month is to be registered as the fair rent for this property.

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