



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

**Case Reference** : **HAV/24UC/F77/2026/0001**

**Property** : **3 Lippen Cottages  
West Meon  
Petersfield  
Hampshire  
GU32 1JW**

**Applicant Landlord** : **R & D Silk**

**Representative** : **None**

**Respondent Tenant** : **Mrs T Madgwick**

**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  
Mr S J Hodges FRICS**

**Date of Objection** : **28<sup>th</sup> December 2025**

**Date of Decision and  
Summary Reasons** : **23<sup>rd</sup> April 2026**

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**DECISION**

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## **SUMMARY REASONS**

### **Decision**

**The Tribunal determines a Fair Rent of £893 per month with effect from 23<sup>rd</sup> April 2026.**

### **Background**

1. On 23<sup>rd</sup> October 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 at £790 per month on 18<sup>th</sup> January 2024 following a determination by the Rent Officer.
3. On 5<sup>th</sup> December 2025 the Rent Officer registered a new rent of £830 per month for the property to take effect from the 18<sup>th</sup> January 2026.
4. On 28<sup>th</sup> December 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's Agent.

### **Determination and Valuation**

7. Having given consideration to the comparable evidence provided and of its own expert, general knowledge of rental values in the area, the Tribunal considers that the open market rent for the property in good tenable condition would be £1,700 per month.
8. Most open market rents are let based on a monthly rent payable. 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.
9. 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.

10. In addition, the Tribunal notes that the bathroom and kitchen fittings are old, there is no central heating, the Tenant is responsible for internal decoration, there is no double glazing, and the property is in rather tired condition.
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	£1,700 per month
Less deductions for:-	
Dated kitchen	£150
Dated bathroom	£75
Tenant's responsibility for internal décor	£60
Tenant's responsibility for white goods	£30
Tenant's responsibility for carpets and curtains	£60
Lack of central heating	£150
Lack of double glazing	£50
General wants of repair	<u>£75</u>
Total deduction per month	<u>£650</u>
TOTAL RENT PAYABLE	£1,050 per month

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 £1,050 per month.
14. The Section 70 Fair Rent determined by the Tribunal is above the maximum fair rent of £893 per month permitted by the Rent Acts (Maximum Fair Rent) Order 1999 details of which are shown on the rear of the Decision Notice and accordingly we determine that the rent allowed by the Order is £893 per month.
15. This rent takes effect from 23<sup>rd</sup> April 2026, this being the date of the Tribunal's decision.

### **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.