



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

Case Reference	:	HAV/29UN/F77/2026/0009
Property	:	6 Westbury Road, Westgate-on-Sea, Kent, CT8 8QX
Tenant	:	Mr D K Moore
Landlord	:	Mr B Nikraz
Date of Objection	:	18 March 2026
Type of Application	:	Section 70, Rent Act 1977
Tribunal Members	:	D W Cotterell FRICS (Chair) B W H Bourne MRICS
Date and venue of Consideration	:	12 June 2026, Havant Justice Centre, Elmleigh Rd, Havant, PO9 2AL
Date of Decision	:	12 June 2026

DECISION

**The sum of £1023 per calendar month will be registered as the Fair Rent
with effect from 12 June 2026, being the date
the Tribunal made the Decision.**

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.

Inspection

2. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties.

Evidence

3. The Tribunal has consideration of the written submissions provided by the Landlord.

Determination and Valuation

4. Having consideration of the comparable evidence proved by the parties and our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenable condition would be in the region of £1550 per calendar month. From this level of rent we have made adjustments in relation to:
 - a) Absence of white goods provided by landlord;
 - b) No floor coverings provided by landlord;
 - c) Unmodernised kitchen
5. The Tribunal has made no adjustment for scarcity.
6. The full valuation is shown below:

Market Rent pcm		per calendar month
		£1550.00
Less		
a)	Items given under a) above	£100.00
b)	Items given under b) above	£25.00
c)	Items given under c) above	£150.00
		£275.00
Adjusted rent pcm		£1275.00

7. The Tribunal determines a rent of £1275 per calendar month and this equates to £294.23 per week.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £1275 per calendar month.
9. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £1023 per calendar month. The calculation of the capped rent is shown on the annexed decision form.
- 10. In this case the lower rent of £1023 per calendar 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA