

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	BIR/00GG/F77/2025/0035
Property	Bould Lane Farmhouse Willey Broseley Shropshire TF12 5JJ
Tenant	Mrs R Plant
Tenant's Representative	Not Applicable
Landlord	Willey Estates (1950) No1 & No2 Co Ltd
Landlord's Address	The Estate Office, Willey Broseley Shropshire TF12 5JN
Landlord's Representative	Lucinda Cantrill
Date of Application	9 September 2025
Type of Application	Determination of a Registered Rent under section 70 of the Rent Act 1977
Tribunal Members	Nicholas Wint FRICS – Chair Kay Bentley
Date of Decision	28 May 2026
Rent Determined	£670.00 per calendar month
Date the new rent takes effect	28 May 2026

REASONS FOR THE DECISION

Background

1. On 9 September 2025, the Landlord applied to the Rent Officer for the registration of a fair rent in respect of the Property.
2. The Rent Officer registered and rental of £640 per calendar month (pcm) on 20 October 2025 effective from 20 October 2025.
3. Following an objection by the Landlord to the rent determined by the Rent Officer, the matter was referred to the Tribunal.

Inspection & Hearing

4. The Tribunal did not inspect the property.
5. Neither party requested an oral hearing. The Tribunal considered this case on the basis of the papers provided by the parties and having regard to its own knowledge, specialist expertise and online research.

The Property

6. The Property is a 4-bed detached farm house offering the following accommodation:

Internal: Two living rooms, porch, hallway, kitchen/ diner, shower room/ wc, family bathroom, pantry and a cellar.

External: Approx 2.4 acres of land and various outbuildings including a garage.

The Property benefits from central heating and double glazing.

Evidence

7. The Landlord and Tenant both submitted a completed Reply Form to the Tribunal.

Tenant

8. The Tenant submitted that she had occupied the property with her late husband who had held tied-cottage rights during his employment at nil rent.

9. The Tenant submitted a statement and various photographs of the Property and advised that she supplied the white goods and the carpets and curtains and had carried out various improvements including in part the central heating and that not all the windows are double glazed.
10. The Tenant advised the although the property has 4 bedrooms, one cannot be used as such as the window has bars preventing a safe means of escape.
11. The Tenant advised the Landlord fitted an oil-fired burner and several radiators to supplement those the Tenant had fitted.
12. The Tenant advised the garage is not useable due to its condition and there is some confusion as to which of the other outbuildings form part of the demise.
13. The Tenant also advised they had carried out a number of improvements including the shower room, kitchen, plumbing, structural remediation works, drainage repairs, fencing, fitted fireplace, and various other works over the past 30 years during their occupation.
14. The Tenant did not submit any specific comparable evidence to the Tribunal.

Landlord

15. The Landlord submitted that they have completed regular maintenance on the property including replacing the windows with double glazed units.
16. The Landlord submitted that the registered rent was below the market rent of similar farm houses and referred to Roundhill Farmhouse a 3-bed property at £675pcm and Shirlett Farmhouse a 4-bed property at £676pcm.
17. In the Landlord's application for a registered rent, they requested a rent of £2,000 pcm.

Determination and Valuation

18. This is a first rent registration.
19. On consideration of the comparable evidence forwarded by the Rent Officer and the Tribunal's own expert knowledge of rental values in the area, the Tribunal considers that the open market rent for the property in a satisfactory condition would be in the region of £1,200 per month. From this level of rent, the Tribunal has made a deduction of £100 for the overall condition of the Property and adjustments in relation to the following:

- a) Curtains, carpets and white goods fitted by the Tenant
- b) The Tenant's liability to redecorate
- c) The Tenant's improvements referred to above

20. The Tribunal has also made an adjustment for scarcity using their own general knowledge and experience. The Tribunal considers that in the wider geographical area there is an imbalance of supply and demand impacting on rental values and has, therefore, made a reduction of 10% for scarcity.

21. The full valuation is shown below:

	Per Month
Market Rent	£1,200
<u>Less</u> Condition	<u>£100</u>
Sub-total	£1,100
<u>Less</u>	
a) Items given under a) above	£100
b) Items given under b) above	£55
c) Items given under c) above	£195
d) Tenant's internal decoration liability @ 5%	<u>£45</u>
	£295
<u>Less</u> Scarcity @ 10%	<u>£80.50</u>
Total	£669.50
	Say £670.00

22. The Tribunal determines the fair rent to be £670 per month.

Decision

23. The uncapped fair rent determined by the Tribunal, for the purposes of section 70, is therefore £670 per month from 28 May 2026. As this is a first registration the maximum fair rent permitted by the Rent Acts (Maximum Fair Rent) Order 1999 does not apply. This therefore has no impact on the rent determined by the Tribunal.

Chairman: Nicholas Wint FRICS

Date: 28 May 2026

APPEAL PROVISIONS

If either party is dissatisfied with this decision, they may apply for permission to appeal to the Upper Tribunal (Lands Chamber) on any point of law arising from this Decision. Prior to making such an appeal, an application must be made, in writing, to this Tribunal for permission to appeal. Any such application must be made within 28 days of the issue of this statement of reasons (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013) stating the grounds upon which it is intended to rely in the appeal.