



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

Case Reference : BIR/44UD/F77/2026/0007

Property : 46 Houston Rd., Rugby, Warks., CV21 1BS

Tenant : Mrs L Wright

Landlord : Sanctuary Housing

Landlord's agent : None

Date of Objection : 27 October 2025

Type of Application : Section 70 Rent Act 1977

Tribunal Members : I.D. Humphries B.Sc.(Est.Man.) FRICS
D. Douglas

Date of Decision : 13 August 2026

DECISION

The sum of £126.00 per week will be registered as the Fair Rent with effect from 13 August 2026 being the date of the Tribunal's Decision.

REASONS FOR THE DECISION

Background

- 1 The Rent Officer registered a rent of £123.50 per week on 19 December 2025, effective from the same day. Following an objection from the Tenant to the Rent Officer's determination, the Tribunal has made a determination under the provisions of the Rent Act 1977.

Inspection

- 2 The Tribunal has considered the case based on the papers provided by the parties with regard to its own general knowledge, expertise and online research. It has not carried out an inspection.

Description

- 3 From the papers, the accommodation comprises a semi-detached house which from its general appearance dates from around the 1980s. It is of two storey construction with brick elevations and pitched and hipped tile roof with a band of light coloured brickwork at ground floor ceiling level which suggests modern construction, rather than 1960s or earlier. The area is primarily residential. The Tenant's evidence says she has been in occupation since 1987 which tends to confirm the general age of the property.
- 4 The accommodation, according to the papers, comprises two ground floor reception rooms and a kitchen on the ground floor with three bedrooms and a bathroom on the first floor. The property has central heating. There is a garden but no garage.

Submissions

- 5 The Landlord's application for a new registered rent indicated that the tenancy had commenced 15 September 1986 and that the existing rent was £104.19 pw. The Landlord applied for the rent to be increased to £115.02 pw by application dated 22 October 2025. There are no service charges and the tenant pays their own Council Tax. The property is let unfurnished.
- 6 The landlord provided a screenshot listing rents of 8 other houses at post code CV21 but no addresses were given or details of the types of accommodation or tenancy. in sufficient detail to form a useful basis of comparison.
- 7 The Tenant sent a letter by way of submission, advising that she had lived at the property for 39 years and enjoyed living there, but the proposed increase was higher than she could afford. The letter had been sent to the Valuation Office Agency who employ the Rent Officers, date stamped by the VOA as received 6 January 2026.
- 8 No comparable evidence was provided by the tenant.

Determination and Valuation

- 9 From the limited information provided, the Tribunal assesses the open market rent at around £230 pw.
- 10 The Tribunal has made an adjustment for scarcity using its 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 deduction of 10% for scarcity.
- 11 The Tribunal's valuation is therefore as follows:

Market Rent	£230.00 pw
<u>Less</u>	
Scarcity @ 10%	<u>£ 23.00 pw</u>
	£ 207.00 pw

Decision

- 12 The Fair Rent calculated by the Tribunal is £207 per week. The maximum fair rent permitted by the Rent Acts (Maximum Fair Rent) Order 1999 is capped at £126.00 per week which limits the rent determined by the Tribunal and the calculations of the capped rent are shown on the decision form.
- 13 The Tribunal therefore determines the Fair Rent as £126.00 (One Hundred and Twenty Six Pounds) per week with effect from 13 August 2026.

Chairman: I D Humphries

Date: 13 August 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.

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

46 Houston Rd., Rugby, CV21 1BS

The Tribunal members wereI D Humphries B.Sc.(EstMan.) FRICS
D Douglas**Landlord**

Sanctuary Housing

Tenant

Mrs L Wright

1. The fair rent is

£126.00

Per

week

(excluding water rates and council tax
but including any amounts in paras
3&4)**2. The effective date is**

13 August 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 apply (please see calculation overleaf).****7. Details (other than rent) where different from Rent Register entry**

None

8. For information only:

The fair rent to be registered is limited by the Rent Acts (Maximum Fair Rent) Order 1999. The rent that would otherwise have been registered would have been £207.00 per week.

Chairman

I D Humphries FRICS

Date of decision

13 August 2026

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE	X	416.5
PREVIOUS RPI FIGURE	Y	376.6
X	416.5	Minus Y
	376.6	= (A)
39.9	Divided by Y	376.6
(A)		= (B)
		0.10594

First application for re-registration since 1 February 1999-YES/NO

If yes (B) plus 1.075 = (C) N/A

If no (B) plus 1.05 = (C) 1.15594

Last registered rent* £109.00 Multiplied by (C) = £125.99

*(exclusive of any variable service charge)

Rounded up to nearest 50p = £126.00

Variable service charge **YES/ NO**

If YES add amount for services N/A

MAXIMUM FAIR RENT = **£126.00** **Per** **week**

Explanatory Note

1. The calculation of the maximum fair rent, in accordance with the formula contained in the Order, is set out above.
2. In summary, the formula provides for the maximum fair rent to be calculated by:
 - (a) increasing the previous registered rent by the percentage change in the retail price index (the RPI) since the date of that earlier registration and
 - (b) adding a further 7.5% (if the present application was the first since 1 February 1999) or 5% (if it is a second or subsequent application since that date).

A 7.5% increase is represented, in the calculation set out above, by the addition of 1.075 to (B) and an increase of 5% is represented by the addition of 1.05 to (B).

The result is rounded up to the nearest 50 pence.
3. For the purposes of the calculation the latest RPI figure (x) is that published in the calendar month immediately before the month in which the Tribunal's fair rent determination was made.
4. The process differs where the tenancy agreement contains a variable service charge and the rent is to be registered as variable under section 71(4) of the Rent Act 1977. In such a case the variable service charge is removed before applying the formula. When the amount determined by the application of the formula is ascertained the service charge is then added to that sum in order to produce the maximum fair rent.