

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	BIR/47UF/F77/2026/0002
Property	3 Lower Farm Cottages Grafton Tewkesbury Gloucestershire GL20 7AT
Tenant	Nicky & Barry Halford
Tenant's Representative	Not Applicable
Landlord	Helen Hughes
Landlord's Address	Not known
Landlord's Representative	Scott West of Charles Carter
Date of Application	1 August 2025
Type of Application	Determination of a Registered Rent under section 70 of the Rent Act 1977
Tribunal Members	Nicholas Wint FRICS – Chair Chris Cox
Date of Decision	15 July 2026
Rent Determined	£620 per month
Date the new rent takes effect	15 July 2026

REASONS FOR THE DECISION

Background

1. On 1 August 2025, the Landlord applied to the Rent Officer for the registration of a fair rent in respect of the Property seeking to increase the rent from £475 to £800 per month.
2. The Rent Officer registered a rental of £582 per month (pcm) and £15 pcm for services on 29 September 2025 effective from 29 September 2025.
3. The Landlord objected to the rent determined by the Rent Officer and 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 3-bedroom terraced house offering the following accommodation:

Internal: Living room kitchen and bathroom.

External: Communal garden and off-street parking.

The Property is centrally heated. The windows are single glazed and was let without carpets & curtains and white goods. The kitchen and bathroom are both unmodernised.

Evidence

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

Tenant

8. The Tenant submitted that they had carried out improvements to the kitchen and carried out decorations. In addition, they have fitted wardrobes, a log burner and

carried out improvements to the bathroom, sitting room including fitting radiators, blinds and curtains, electrical fittings, tiles, carpets as well as provided a new front door and concrete driveway, garden and erected fencing.

9. As regard disrepair, the Tenant advised that there is rising damp in the living room.
10. The Tenant did not submit any other evidence.

Landlord

11. The Landlord submitted that the rent set by the Rent Officer was too low and below the level of rents achieved for similar properties in the area.
12. The Landlord advised that the rent includes an amount for water and the emptying of the septic tank as well as servicing and chimney sweeping. The Landlord submitted various invoices detailing the expenditure on these items.
13. The Landlord considered the Property was in good repair.
14. The Landlord submitted details by way of a Best Rent Guide of similar properties from the area ranging in rental value between £895 and £1,450pcm.

Determination and Valuation

15. The Tribunal considered the comparable evidence forwarded by the Rent Officer and had regard to the Tribunal's own expert knowledge of rental values in the area.
16. The Tribunal considered that the open market rent for the property in a satisfactory condition would be in the region of £1,000 per month.
17. From this level of rent, the Tribunal has made a deduction of £260 per month in relation to the following:
 - a) Curtains, carpets and white goods fitted by the Tenant, lack of double glazing and general modernisation and improvements carried out by the Tenant
 - b) The Tenant's liability to redecorate
20. The Tribunal 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, has made a reduction of 10% for scarcity.

21. The full valuation is shown below:

	Per Month	
Market Rent	£1,000	
<u>Less</u> Condition	<u>£75.00</u>	
Sub-total		£925
<u>Less</u>		
a) Items given under a) above	£185	
b) Tenant's internal decoration liability @ 5%	<u>£46.25</u>	
		£231.25
<u>Less</u> Scarcity @ 10%		<u>£74.00</u>
Total		£619.75
	Say	£620.00
		per
		month

22. The Tribunal determines the fair rent to be £620 per month and £15 per month for the service charge.

Decision

23. The uncapped fair rent determined by the Tribunal, for the purposes of section 70, is therefore £620.00 per month from 15 July 2026. This is a first registration and therefore the Maximum Fair Rent permitted by the Rent Acts (Maximum Fair Rent) Order 1999 does not apply and has no impact on the rent determined by the Tribunal.

Chairman: Nicholas Wint FRICS

Date: 15 July 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.