FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**HAV/29UC/F77/2026/0012**
Property	**:**	**3 Grays Farmhouse** **North Stream** **Marshside** **Canterbury** **Kent** **CT3 4EL**
Applicant Landlord	**:**	**Brooks Farms Ltd**
Representative	**:**	**Finns 1865 Ltd**
Respondent Tenant	**:**	**Mr B Turner**
Representative	**:**	**Mr J Turner**
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 N I Robinson FRICS**
Date of Objection	**:**	**18th May 2026**
Date of Decision and Summary Reasons	**:**	**13th July 2026**

DECISION

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SUMMARY REASONS

Decision

The Tribunal determines a Fair Rent of £903 per calendar month with effect from 13th July 2026.

Background

1. On 27th February 2026 the Landlord's Agent 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 £800 per calendar month ("pcm") on 24th April 2024 following a determination by the Rent Officer.

3. On 23rd April 2026 the Rent Officer registered a new rent of £885.60 pcm for the property to take effect from the 24th April 2026.

4. On 18th May 2026 the Tenant 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 consideration to the 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 tenantable condition would be £1,300 pcm.

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 noted the dated kitchen and bathroom fittings, tenant's decoration liability, general wants of repair, poor Energy Performance Rating and poor windows.

11. The full valuation is shown below:

Full open market rent in good condition	£1,300 pcm
Less deductions for:-	
Tenants' provision of white goods	£30
Tenant's provision of carpets and curtains	£60
Dated kitchen	£35
General wants of repair	£50
Dated bathroom fittings	£25
Windows	£15
Tenant's decoration responsibilities	£70
Poor EPC rating /high energy costs	£50
Total deduction per month quarter	£335
TOTAL RENT PAYABLE PER MONTH	£965

12. 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 £965 pcm.

13. This rent takes effect from 13th July 2026, this being the date of the Tribunal's decision.

14. The Section 70 Fair Rent determined by the Tribunal is above the maximum fair rent of £903 pcm 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 Fair Rent shall be registered as £903 pcm.

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.