



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

**Case reference** : **BIR/00GF/HSH/2018/0001  
BIR/00GF/HSH/2018/0002**

**Properties** : **169 & 170 Hurleybrook Way  
Leegomery Telford TF1 6UB**

**Applicant** : **Telford & Wrekin Council**

**Respondent** : **Salop Lets Limited**

**Representative** : **Clyde & Co LLP**

**Type of applications** : **Applications for rent repayment  
orders by a Local Housing  
Authority.  
Sections, 41 & 43 of the Housing  
and Planning Act 2016**

**Tribunal Member** : **V Ward BSc (Hons) FRICS**

**Date of Decision** : **31 January 2019**

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**DECISION**

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## BACKGROUND

1. The Tribunal received applications dated 4 December 2018, under section 41 of the Housing and Planning Act 2016 from Telford & Wrekin Council (the Local Housing Authority) for rent repayment orders in respect of 169 Hurleybrook Way, Leegomery, Telford TF1 6UB (BIR/ooGF/HSH/2018/0001) and 170 Hurleybrook Way, Leegomery, Telford TF1 6UB (BIR/ooGF/HSH/2018/0002).
2. The Respondent in each case is Salop Lets Limited.
3. The applications followed the Respondent pleading guilty on 1 October 2018 in Shropshire Magistrates Court for failing to comply with an Improvement Notice.
4. The amount of the Order sought is the amount of housing benefit paid and is as follows with the period of the offence indicated for each property:

169 Hurleybrook Way 13 May 2018 to 19 June 2018	£1891.99
170 Hurleybrook Way 12 May 2018 to 19 June 2018	£983.13
5. Under the Tribunal's case management powers derived from Rule 6 of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the Tribunal hereby consolidated the applications as the parties and issues are the same in respect of both matters.
6. The Tribunal sent the Respondent copies of the application with supporting documents and also invited the Respondent to confirm if they wished to oppose the applications.
7. By way of a letter dated 21 December 2018, the Respondent's representative, Clyde & co Solicitors, advised the Tribunal that their client did not intend to oppose the applications.
8. By way of Directions issued on 3 January 2019, the Tribunal advised the parties that it intended to issue Rent Repayment Orders in the amounts given in 4. above, summarily and without reasons, unless the Respondent contacted the Tribunal to the contrary by 25 January 2019.

9. The Respondent has not contacted the Tribunal and accordingly the Tribunal now makes the following Order:

#### **DETERMINATION**

10. The Tribunal determines that the Respondent should repay the following amounts to the Applicant within 28 days of the date of this Order:

£1891.99 (One thousand eight hundred and ninety one pounds, ninety nine pence) in respect of 169 Hurleybrook Way.

£983.13 (Nine hundred and eighty three pounds, thirteen pence) in respect 170 Hurleybrook Way.

#### **APPEAL**

11. If either party is dissatisfied with this decision they may apply to this Tribunal for permission to appeal to the Upper Tribunal (Lands Chamber). Any such application must be received within 28 days after these written reasons have been sent to the parties (Rule 52 of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013).

V Ward