



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

Case Reference : CAM/12UD/MNR/2019/0001

Property : 3, Orchard Way, Wimblington, March, PE15 0QG

Landlord : Optima

Tenant : Ms A Kirkman

Type of Application : to determine a rent under the
Housing Act 1988

Tribunal Members : **Judith Lancaster** **Chairman**
Gerard Smith MRICS FAAV REV **Valuer Member**

Date of inspection : 7 March 2019

Date Decision Effective: 13 March 2019

SUMMARY STATEMENT OF REASONS

DECISION

The Tribunal determined a rent of £700.00 per month

THE PREMISES:

Semi-detached post-war bungalow of brick and tile, with gardens front and rear, but no drive or garage: on-road parking. UPVC double-glazing. Accommodation; hall, sitting room, good-sized kitchen with modern fitted units and breakfast bar, 2 double bedrooms, bathroom/WC with electric shower, and conservatory with low polycarbonate roof. Gas central heating. The Landlord has provided a built-in oven and hob, and carpets, but no curtains or furniture.

CONDITION:

External: satisfactory. The meter cupboard door is in poor repair, but this would not be of significance to the rental value.

Internal: satisfactory. Some evidence of minor condensation issues, and the Tenant said the recessed ceiling lights in the sitting room and kitchen 'blow' frequently, but neither of these are of significance to the rental value

TENANT'S IMPROVEMENTS:

None of significance to rental value.

LOCATION

Located in a cul-de-sac close to the centre of a large village with a shop, Post Office and petrol station, approximately 2 miles from the town of March, and with a regular bus service to Peterborough.

THE LAW APPLIED: Section 14 Housing Act 1988

OPEN MARKET RENT:

The market evidence provided by the Landlord was for two-storey properties not bungalows, and the Tribunal did not consider that such properties were comparable with the subject property. Taking into account the evidence provided by the Tenant of market rents for comparable bungalows, and the Tribunal members' knowledge and experience, decided at £700.00 per month for a similar property.

DECISION:

The Tribunal therefore determined a rent of £700.00 per month for the subject property.

Judge Lancaster

Important Note: This is a summary of the Tribunal's reasons for its decision. Should you require more detailed reasons, they can be supplied but only if a written request for such reasons is received by the Panel Office within 21 days from the receipt of this document. The papers will then be returned to the Chair for such detailed reasons to be prepared.

Caution: For the purpose of reaching a decision the Tribunal inspected the subject property. Such inspection is not a structural survey and only takes a few minutes. Any comments about the condition of the subject property in this Statement of Reasons are made as a result of casual observation rather than a detailed inspection. Please do not rely upon such comments as a guide to the structural condition of the subject property.

