



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

Case Reference : CAM/42UB/F77/2019/0013

Property : 4 Chestnut Terrace, Hall Street, Long Melford
CO10 9JE

Tenant : Mr L G Cracknell

Landlord : Northumberland and Durham Property Trust
Ltd

Type of Application : Determination of rent under Rent Act 1977

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

Date of Decision : 14 June 2019

SUMMARY STATEMENT OF REASONS

DECISION

The Tribunal determined a Fair Rent of £137.50 per week.

THE PREMISES:

The Tribunal inspected the property in the presence of the Tenant and found it as described in the Rent Register. The Tribunal noted that the Property has central heating, but not in bedroom 2. The bathroom fittings are dated, and the Landlord has not provided carpets, curtains or white goods. Since the previous registration, the Landlord has carried out various works, the most significant of which are re-pointing to the front elevation, repairing the chimney stack, renewing the guttering, installing a new fitted kitchen, re-building the conservatory and re-decorating externally.

CONDITION:

External; satisfactory.
Internal; satisfactory.

TENANT'S IMPROVEMENTS:

None of significance to the rent.

LOCATION:

On main street in centre of town.

SCARCITY:

Assessed at 0%

THE LAW APPLIED:

As attached.

OPEN MARKET RENT:

Taking into account the evidence provided and the Tribunal members' knowledge and experience, decided at £675.00 per month for similar property.

TRIBUNAL'S CALCULATIONS:

Open market rent	£675.00 pm
Deduction for lack of full central heating, modern facilities and carpets, curtains and some white goods	£ 80.00 pm

£595.00 pm

This equates to a rent of £137.50 per week.

THE RENT ACTS (MAXIMUM FAIR RENT) ORDER 1999:

The Tribunal considered whether the 15% exemption from this Order applied in relation to the works carried out by the Landlord, set out above, and determined that the amount of rent attributable to these works was more than £14.10, 15% of the previous registered rent, and so the exemption did apply.

DETERMINATION:

The Tribunal therefore determined a rent of £137.50 per week.

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 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 property.

