



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

Case Reference : CAM/42UH/MNR/2019/0012

Property : 20, Herivan Gardens, Oulton, Lowestoft, NR32 3JG

Landlord's Agent : Centrick Property

Tenant : Mrs J Tindell

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

Tribunal Members : Judith Lancaster **Chairman**
Roland Thomas MRICS **Valuer Member**

Date of inspection : 30 August 2019

Date Decision Effective : 1 August 2019

SUMMARY STATEMENT OF REASONS

DECISION

The Tribunal determined a rent of £535.00 per month

THE PREMISES:

Semi-detached brick and tile bungalow, 10 years old, with small front garden, and communal lawned area to rear. Double-glazing. Accommodation: entrance lobby off which is small modern fitted kitchen and living room, with rear hall to 1 double bedroom and wet room. Airing cupboard with combi-boiler off rear hall – gas central heating. The Landlord has provided carpets, but not curtains or white goods. Tenant's furniture.

CONDITION:

External: good.
Internal: good.

TENANT'S IMPROVEMENTS:

None of significance in determining rent.

LOCATION

In a cul-de-sac, in an area of similar residential properties, with some local shops and regular bus service to Lowestoft.

THE LAW APPLIED: Section 14 Housing Act 1988.

OPEN MARKET RENT:

Decided at £535.00 per calendar month, based on Tribunal members' knowledge and experience, and taking into account the fixtures and fittings provided by the Landlord, as set out above.

DECISION:

The Committee therefore determined a rent of £535.00 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 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.

