



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

Case Reference : CAM/00KB/MNR/2020/0019
Property : 1, Dunham Close, Bedford, MK42 0LU
Landlord : Ms V Ash
Tenant : Ms A Vatau
Type of Application : to determine a rent under the
Housing Act 1988
Tribunal Members : **Judith Lancaster** **Chairman**
Marina Krisco FRICS **Valuer**
Date of determination : 1 September 2020
Date Decision Effective: 4 June 2020

SUMMARY STATEMENT OF REASONS

DECISION

The Tribunal determined a rent of £560.00 per month

THE PREMISES:

Due to Covid 19, the Tribunal did not inspect the Property, but made their determination on the basis of the information provided by the parties, information gained from internet mapping applications, and their knowledge of the local area.

The Property is a ground floor flat in a block of flats, surrounded by a grassed area, which is maintained by the Landlord. There is no allocated parking. The block is purpose built, three storeys, brick with a tiled roof, approximately 50 years old. The accommodation consists of a living room with patio doors to a private balcony, kitchen, one bedroom and bathroom. The Property has central heating and double glazing provided by the Landlord. The Landlord has provided curtains in the bedroom, and minimal furniture, of no significant rental value.

CONDITION:

External; no problems notified to Tribunal

Internal – no problems notified to Tribunal. The Landlord installed new wooden flooring in the living room and bedroom in 2014, new tiles, fixtures and flooring in the bathroom in 2014, a new fridge freezer and cupboard doors in the kitchen in 2017, and a new oven in 2018. All rooms were re-painted in 2018.

TENANT'S IMPROVEMENTS:

None of significance in determining rent.

LOCATION

On a large estate originally built for council housing on the outer eastern side of Bedford, convenient to a large supermarket.

THE LAW APPLIED: Section 14 Housing Act 1988

TRINUNAL'S CALCULATION

Based on evidence submitted by parties, the information available to the Tribunal, and the Tribunal's knowledge and experience of recent rents for similar properties in the area, the Tribunal determined an open market rent for Property of £560.00 per month.

DECISION:

The Tribunal therefore determined a rent of £560.00 per month for the Property, with effect from 4 June 2020, the date specified in the Landlord's notice proposing a new rent. The Tribunal considered whether sufficient evidence of undue hardship had been provided by the Tenant, to justify a determination that the new rent should be effective from a later date, and determined that insufficient evidence of undue hardship had been provided.

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.