



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

Case Reference : CAM/00MD/F77/2020/0014

Property : Lawnfield, Westmorland Rd, Maidenhead, SL6 4HB

Tenant : Mr J Murolo

Landlord : P L Townsend Dec'd Trust

Type of Application : Determination of rent under Rent Act 1977

Tribunal Members : **Judith Lancaster** **Chairman**
Marina Krisco FRICS **Valuer Member**

Date of Decision : 5 October 2020

SUMMARY STATEMENT OF REASONS

DECISION

The Tribunal determined a Fair Rent of £8,550.00 per quarter

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 and the Rent Officer, and information gained from internet mapping applications, and their knowledge of the local area.

The Property is a detached 1900's house on the corner of the A4 and Westmorland Road, with vehicular access from both, fenced off from the road, and screened from the road by thick trees. It is built of brick and tile, with ornate chimneys, and a tiled porch over the front door, part painted white. Aerial views show a large, well-kept garden, and the Property is said to have a garage and outbuildings.

The Rent Register (2014) says the accommodation consists of 5 rooms, kitchen, WC, store, and conservatory, with 6 rooms, bathroom, WC, and additional bathroom on the first floor. All white goods, carpets curtains and furniture belong to the Tenant.

CONDITION:

The Tribunal were provided with a copy of a lease dated 13 November 2003. The evidence before the Tribunal indicates this is a full repairing and insuring lease, and so the Tenant is responsible for repairs.

TENANT’S IMPROVEMENTS:

The Tenant has installed the central heating.

LOCATION:

On a residential street of similar properties, with a Tesco Express 2 minutes’ walk away.

REPRESENTATIONS OF THE PARTIES:

The Tribunal took note of the representations of both parties, including the Tenant’s representations as to the internal layout of the Property and lack of modern facilities, particularly relating to the kitchen and bath/shower/WC facilities.

SCARCITY:

Assessed at 10%

THE LAW APPLIED:

As attached.

OPEN MARKET RENT:

Neither party supplied evidence of directly comparable properties in the local area. The Tribunal therefore relied on the members’ knowledge and experience of rents for similar properties in the local area, and assessed an open market rent, as at the date of the determination, for a similar property, in good condition, with modern facilities, and let on a standard Assured Shorthold Tenancy, subject to section 11 of the Landlord and Tenant Act 1985, at £15,500.00 per quarter.

TRIBUNAL’S CALCULATIONS:

Open market rent	£15,500.00 pq
Deduction for Tenant’s repairing/insuring obligations, internal layout of Property, lack of modern facilities and Tenant’s improvements	<u>£6,000.00 pq</u> £9,500.00 pq
10% deduction for scarcity	£950.00 pq
	<hr/> <u>£8,550.00 pq</u> <hr/>

THE RENT ACTS (MAXIMUM FAIR RENT) ORDER 1999:

The Maximum Fair Rent by the Tribunal’s calculation is £10,003.00 per quarter. As the Tribunal’s assessment is less than the Maximum Fair Rent, the Tribunal’s assessment applies.

DETERMINATION:

The Tribunal therefore determined a rent of £8,550.00 per quarter.

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.

