

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

39 Tanhouse Farm Road, Solihull, B92 9HA

The Tribunal members were

Mr I Humphries FRICS
Mr W Jones FRICS

Landlord

Northumberland and Durham Property Trust Ltd

Tenant

Mr J Tredgold

1. The fair rent is

£777.00

Per

Calendar
month

**(excluding water rates and council tax
but including any amounts in paras
3&4)**

2. The effective date is

8 July 2024

3. The amount for services is

n/a

Per

n/a

not applicable

4. The amount for fuel charges (excluding heating and lighting of common parts) not counting for rent allowance is

n/a

Per

n/a

not applicable

5. The rent is not to be registered as variable.

6. The capping provisions of the Rent Acts (Maximum Fair Rent) Order 1999 apply (please see calculation overleaf).

7. Details (other than rent) where different from Rent Register entry

Landlord has modernised the kitchen

8. For information only:

The fair rent to be registered is not limited by the Rent Acts (Maximum Fair Rent) Order 1999, because it is the same as/below the maximum fair rent of £873.00 per month prescribed by the Order.

Chairman

Mr I Humphries

Date of decision

8 July 2024