

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

2 Malt Kiln
Borwick
Carnforth
Lancashire
LA6 1JT

The Tribunal members were

J M Going
J Gallagher MRICS

Landlord

J Sharp

Tenant

E Skitt

1. The fair rent is

£4104.00

Per

Half Year

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

2. The effective date is

12 December 2023

3. The amount for services is

Not applicable

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

Not Applicable

Per**5. The rent is not to be registered as variable.****6. The capping provisions of the Rent Acts (Maximum Fair Rent) Order 1999 do not apply because of the 15% exemption.****7. Details (other than rent) where different from Rent Register entry.**

None, other than as to the rental period. The most recent Rent Register entry refers to that being a year, whereas the previous rent register entry referred to it as a quarter. The tenant confirmed at the inspection that payments of rent are made every six months.

Chairman

J M Going

Date of decision

12 December 2023