

Notice of the Tribunal Decision and Register of Rents under Assured Periodic Tenancies (Section 14 Determination)

Housing Act 1988 Section 14

Address of Premises

13 Moorview Court
Blackpool
FY4 5ET

The Tribunal members were

Mr L F McLean
Mr J Gallagher

Landlord

Mr Karl Etherington

Address

C/o Orchard Estates, 50 Wood Street, Lytham St. Annes,
FY8 1QG

Tenant

Mrs Edith Armstrong

1. The rent is: £

450.00

Per

Month

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

2. The date the decision takes effect is:

16 November 2022

3. The amount included for services is not
applicable

Not
applicable

Per

Not
applicable

4. Date assured tenancy commenced

16 October 2016

5. Length of the term or rental period

Monthly

6. Allocation of liability for repairs

Landlord – Section 11 Landlord and
Tenant Act 1985.
Tenant – tenant-like user

7. Furniture provided by landlord or superior landlord

Integrating cooker unit

8. Description of premises

Ground floor apartment comprising hall, living room, 1 bedroom, kitchen, bathroom (bath with electric shower over, wc and wash hand basin) and cylinder cupboard. Access via shared entrance.

The apartment is part of a development, approximately 20 years old, of 1 and 2 bedroomed properties in small blocks that form Moorview Court which is targeted at older residents. All the blocks are 2 storeys with half rendered brick walls, concrete interlocking tiled roofs. Externally there is hard and soft landscaping. Although there are no designated parking spaces it is understood that the occupier is entitled to a parking space.

The apartment has double glazed upvc windows, an electric fire in the lounge and wall mounted electric storage heaters with a small wall mounted heater in the kitchen.

Overall, the flat is dated, but in reasonable condition. To be considered in good condition it requires redecorating, carpets cleaning and vinyl coverings to the bathroom and kitchen replacing. The cooker and extractor fan in the kitchen provided by the landlord are old, inefficient and should be replaced. The exterior of the cooker appears rusted and the tenant advised that the grill no longer functions. The wall heater in the kitchen does not work and needs replacing. The bath sealant is mouldy and should be re sealed.

Although the flat is small, this is a pleasant development in a reasonable residential area that should prove attractive in the Blackpool rental market.

Chairman

L F McLean

Date of Decision

**29 September
2023**