

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

The School House, Manor Park
Road, North Rode CW12 2PF

The Tribunal members were

Tribunal Judge C Wood
Tribunal Member J Gallagher

Landlord The Daintry Hall Management Committee

Tenant Howard Brown and Sheila Brown

1. The fair rent is £ 70 Per week (excluding water rates and council tax but including any amounts in paras 3&4)

2. The effective date is 30 January 2025

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

4. The capping provisions of the Rent Acts (Maximum Fair Rent) Order 1999 do not apply because first registration.

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

Application by the Landlord states that the tenancy includes garage and land as identified on the plans attached to the application.

Judge C. Wood

Date of
Decision

30 January 2025

Rent Act 1977 Valuation Sheet

Chairman:	Cate Wood	Valuer:	Jim Gallagher	Observer:	Katherine Falder
Signature:			JG	Signature:	
Property:	The Old School House, Manor Park Rd, Congleton. CW12 2PF				Date: 30/1/25
Previous Rent	Rent Officer Registered Rent	Date of Registration	Effective Date	Asking Rent	
£ 63.00 pw	£85.00 pw	4/7/24	4/7/24	£ 115.00 pw	

Open Market Rent in GOOD condition				£	300 pw
Voids				£	
Tenant Fixtures etc White goods, front door				£	30
Landlord's Neglect & Necessary Improvements Extensive internal and external repair required and attention to derelict and semi-derelict outbuildings.				£	200
				£	230 pw
Total Initial Adjustments				£	230 pw
Adjusted Fair Rent				£	70 pw
Tenant's Improvements				£	
Other				£	
Total Final Adjustments				£	
Rent Period:	Per Week			£	70 pw
Service Charge ?	No	Type:	Fixed / Variable	£	

Conclusion

Market rent in good condition would be circa £1,300 pcm - £300 pw. The tenant has provided whitegoods, the door and undertaken some improvement works over the years for which a £30 pw deduction is reasonable.

The very poor condition of the property is best reflected in a global sum; this should be considerable and £200 pw looks fair.

Determination

RENT REGISTERED BY THE TRIBUNAL				£	70 pw
Effective from			4 July 2024		