



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

Case Reference : CAM/42UH/MNR/2019/0022

Property : Flat 3, 26, Lyndhurst road, Lowestoft, NR23 4PD

Landlord : Parker Developments East Anglia Ltd

Tenant : Mr R Nash

Type of Application : to determine a rent under the
Housing Act 1988

Tribunal Members : Judith Lancaster **Chairman**
Roland Thomas MRICS **Valuer Member**

Date of inspection : 12 December 2019

Date Decision Effective: 1 November 2019

SUMMARY STATEMENT OF REASONS

DECISION

The Tribunal determined a rent of £400.00 per month

THE PREMISES:

The Property is a second floor converted flat in a semi-detached house, approximately 100 years old, constructed of brick, partially rendered, with a concrete tile roof. Communal front and rear gardens. Parking on street. Entry via front door, with entry buzzer, to communal hall, and 2 flights of stairs – the second of which is narrow with limited headroom in places - to front door of Property. Communal areas cleaned by residents.

Accommodation: 2 double bedrooms, bathroom/WC (no shower), kitchen/diner and living room. Gas central heating/hot water. Only 1 double-glazed window, in bathroom. Landlord has provided carpets, but these are old and in poor condition, and lino in kitchen, which is dated and coming up in places. No furniture, curtains or white goods provided, except basic gas cooker.

CONDITION:

External: external decoration poor, and joinery, especially windows, showing signs of decay
Internal: Tenant said single-glazed windows draughty, especially in living room. One of bedroom windows cracked. Signs of condensation/mould on inside of a number of the windows. Kitchen and bathroom fittings dated.

TENANT'S IMPROVEMENTS:

None of significance in determining rent.

LOCATION

In residential area close to the sea front, approximately 1 mile from the town centre.

THE LAW APPLIED: Section 14 Housing Act 1988

TRINUNAL'S CALCULATION

Open market rent for Property in good condition	£450.00 pm
Deduction for lack of modern facilities, and condition	£ <u>50.00 pm</u>
	£400.00 pm

DECISION:

The Tribunal therefore determined a rent of £400.00 per month for the Property.

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.

Caution: For the purpose of reaching a decision the Tribunal inspected the subject property. Such inspection is not a structural survey and only takes a few minutes. Any comments about the condition of the property in this Statement of Reasons are made as a result of casual observation rather than a detailed inspection. Please do not rely upon such comments as a guide to the structural condition of the property.