

**Notice of the Rent Assessment Committee Decision and
Register of Rents under Assured Periodic Tenancies
(Section 14 Determination)**

Housing Act 1988 Section 14

Address of Premises

79 Cathedral Road, Cardiff CF11 9PG

The Committee members wereDavid Evans LLB LLM
Ceri Trotman-Jones**Landlord
Address**

Khalid Muhmood & Mesreem Muhmood

c/o Churchgate Legal, 14 Park Road, Cardiff CF14 7BQ

Tenant

Saleem Kidwai & Nighat Kidwai

1. The rent is: £1,025 Per Calendar Month (excluding water rates & council tax but including any amounts in para 3)

2. The date the decision takes effect is: 26th January 2013

*3. The amount included for services is: NIL Per

*4. Services charges are variable and are not included – Not Applicable

5. Date assured tenancy commenced: 26th July 1996

6. Length of the term or rental period: Monthly

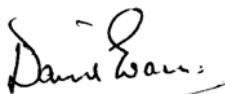
7. Allocation of liability for repairs: As per S.11 Landlord & Tenant Act 1985

8. Furniture provided by landlord or superior landlord

NONE

9. Description of premises

Semi-Detached House with Six Bedrooms and a Box Room

Signed by the Chairman of the
Rent Assessment Committee.


Date of Decision

23rd April 2013

Y TRIBIWNLYS EIDDO PRESWYL
RESIDENTIAL PROPERTY TRIBUNAL

DECISION OF THE RENT ASSESSMENT COMMITTEE
(HOUSING ACT 1988)

Reference: RAC.0030/01/13

Property: 79 Cathedral Road, Cardiff, CF11 6QP

Landlords: Khalid Muhmood and Nesreem Muhmood

Tenants: Saleem Kidwai and Nighat Kidwai

Committee: D J Evans LLB LLM
C Trotman Jones MRICS

INTRODUCTION

1 Mr and Mrs Muhmood (the Landlords) are the owners of number 79 Cathedral Road, Cardiff (the Property), a large semi-detached property situated in a mixed residential and business area of Cardiff. They purchased the Property from the current tenants, Mr and Mrs Kidwai (the Tenants) in 1996 and at the time of the purchase, the Landlords came to an arrangement whereby, the Tenants would remain in occupation of the Property under, what is now accepted by both parties, an Assured Tenancy paying the sum of £800 per month. There is no written tenancy agreement. The rent remained at £800 per month until 2012 when issues arose between the parties which we shall not detail as they do not concern us.

2 In December 2011, the Landlords served a notice upon the Tenants proposing an increase in the rent from £800 pcm to £2,100 pcm. Following a preliminary hearing which concerned the effectiveness of the Tenant's reference to the Committee, the parties agreed a rental of £1,200 pcm effective from the 26th January 2012. On the 19th December 2012, the Landlords gave the Tenants notice proposing to increase their rent from £1,200 pcm to £1,650 pcm from the 26th January 2013. On the 24th January 2013, the Tenants referred that notice to this Committee. Both parties confirmed that there were no issues for us to determine other than the question of the rent.

3 We therefore convened as a Rent Assessment Committee under the provisions of the Housing Act 1988 (the Act) on the 23rd April 2013 at the Tribunal Offices, Southgate House, Wood Street, Cardiff in order to determine the rent payable. Before considering the matter, we visited the Property. The Tenants were there and we were able to view the inside and outside of the Property. The Landlords did not attend.

INSPECTION

4 The Property is a substantial three storey (plus basement) semi-detached house on a busy main road which leads from the North and West of Cardiff into the City Centre. It is located between a public house and a bed and breakfast property. The Property is set back from the pavement by a small forecourt that has been paved by the tenants. There is a long narrow back garden with a prefabricated sectional garage accessed off a rear lane. This garage was, we understand, installed by the Tenants. It is in generally poor condition and little used. The house is stone built with bays to the first and second floors and now has a composite slate roof, replaced by the Tenants. It has two storey and single storey sections extending to the rear. The Property has gas fired central heating to the ground floor only and partial double glazing installed by the Tenants. The smoke and burglar

alarm systems, the carpets, curtains, laminated and tiled flooring were installed by the Tenants. Kitchen and bathroom facilities have also been upgraded by the Tenants.

5 The front door opens onto a long, hallway from which the staircase leads to the upper floors. There are four living rooms on the ground floor plus a shower room, pantry and the kitchen. The large front living room is single glazed. There is central heating. There was still a gas fire in the hearth, but it was no longer working. We noted cracked tiles in the hearth. The rear lounge has double glazing installed by the Tenants and is centrally heated. One of the radiators was replaced by the Tenants. In the corner of the room at the junction of two outside walls, there is evidence of damp ingress and deterioration to the plaster finish. Next to this room is a fully tiled shower room with modern fixtures supplied by the Tenants including a heated towel rail. The tiled floor and walls were provided by the Tenants. The dining room again has central heating with double glazing installed by the Tenants. There is a noticeable slope to the floor approaching the external wall and bay window. A substantial crack in the wall itself indicates that there has been some movement. There is also damage to the ceiling. The boiler is located in a cupboard in the rear sitting room which provides hot water and central heating for the downstairs rooms only. The window in this room is single glazed and there is a considerable amount of rotten wood in the frame. Leading from the rear sitting room is a small pantry where the ceiling and internal wall finishes are in poor condition and the double glazing has been added in conjunction within the original wooden frame in which there is again evidence of rot. The kitchen has been extended and modernised by the Tenants taking in the former outside toilet and installing a double glazed window overlooking the garden. New fitted kitchen units have been provided by the Tenants and the white goods also belong to them. There was evidence of rising damp to the exterior walls with deteriorating plaster finishes.

6 On the first floor, there are four bedrooms. The large back bedroom has double glazing (installed by the Tenants). There is no heating and the Tenants have to use an electric fire as the gas fires in the house have been decommissioned. There is damp on the walls, believed to be from a crack to the external render. The rear middle bedroom is single glazed. Again there is no heating except by means of an electric fire. The original lath and plaster ceiling has failed and requires attention. There is a cupboard in this room which houses the hot water tank. The front middle bedroom is double glazed (by the Tenants) but, as with the other bedrooms, there is no central heating. There is also damp noted on the outside wall. The front bedroom also has damp on the front wall and ceiling. The windows are single glazed and there is no central heating. The bathroom has been part tiled by the Tenants. They also installed the twin wash basins instead of the single basin as well as the radiator. There is a separate toilet. The Tenants have installed a wash hand basin and replaced the high level toilet with a modern low level toilet. The ceiling finish is also separating from the actual ceiling here too.

7 From the landing, there is a short flight of stairs to a half landing where there is another room in which there is a toilet and wash hand basin with an electric water heater. This room has very low head height door access and has been created from former eaves storage. Its use is restricted as such and it would not meet current building regulations. There is no heating and damp is penetrating through the velux style window. There are two further bedrooms on the top floor and a box room which could be used as a single bedroom. There is no heating to any of these rooms but double glazing has been installed (again by the Tenants) in the rear bedroom. There is damp in both the bedrooms. The box room has its original, and somewhat cracked, ceiling.

8 Outside and to the front elevation we were shown where a coping stone had fallen from the roof and which had been replaced by the Tenants and a drain pipe installed from the top of the bay window (between first and second floor levels). It was also apparent that the movement had taken place in close proximity to a drain passing close to the dining room window which suggested to us that a leak was causing the instability in the foundations and the outside wall of the house. We were also shown the basement where there is a serious problem with flooding. At the time of our inspection, there was a mud and sludge residue on the floor. Whatever the cause, it is a matter of concern which needs to be attended to.

THE HEARING

9 At the hearing, both parties were represented by Solicitors: the Landlords by Mr Heath Marshall and the Tenants by Mr Marshman Stewart. The Landlords had provided us with a short report from Mr John Eirian Davies MRICS of BJP (Residential) Ltd in Llandeilo which suggested a rental value of £19,080 pa (or £1,590 pcm). Mr H Muhmood who attended the hearing accepted that Mr Davies had not carried out an internal inspection and that his rental valuation was based on the assumption that the Property was in reasonable condition. The Tenants had also submitted reports from two local firms of surveyors. Ms Jemma Franklin, the lettings branch manager at Allen & Harris in Pontcanna, suggested a rent of £1,000 pcm provided remedial works were dealt with. She does not specify what works. The report is really a letter phrased in such a way that it appears to be written in anticipation of receiving instructions to let the Property. The report from Chris John is by Mr Andrew Thomas FARLA, MNEA. He has clearly inspected the Property internally and externally and has suggested that in view of the condition of the Property its rental value is only £750 pcm. He raises concerns as to condition and lack of heating.

10 We were informed that the Tenants had commissioned two experts' reports which arrived during the proceedings. Upon the arrival of the first, Mr Stewart requested permission to introduce it. Mr Marshall objected on the grounds that he had not had the opportunity to consider this with his client and if necessary take advice and produce a report in response. He pointed out that the Tribunal had given a date by which reports had to be submitted. He suggested that the report was not "an independent expert's report". We had not seen the report and so we were unable to consider this last point. However, Mr Stewart conceded that the document was more a survey report than an expert's report. He told us that there were no references to comparables. We therefore took the view that natural justice required that the Landlords' advisers should have been given the opportunity to consider this evidence and if necessary call their own expert. We therefore refused permission to introduce it. When the second expert's report arrived, Mr Marshall again objected and Mr Stewart did not press for the report's inclusion.

IMPROVEMENTS

11 The Tenants raised the following as improvements which they had carried out since the Landlords had purchased the Property from them in 1996:

- (a) The main part of the building was re-roofed in 1999;
- (b) A kitchen extension was added in 1997-98. Previously there had been an outside toilet at the back of the kitchen. There had been a narrow single glazed wooden framed window beside the back door. The Tenants initially suggested that there was rot in the frame, but subsequently stated that they did not know if the timber was rotten or not. The Tenants had extended the kitchen into the outside toilet. They had installed new units and appliances instead of the old melamine units and the gas cooker. The linoleum on the floor had been replaced with tiles. The walls were also tiled. A large upvc double glazed window now overlooked the rear garden and a upvc back door had replaced the old door.
- (c) The Tenants had built the rear garage in 1997. Previously there had been a shell without a roof. This had to be removed
- (d) In 1997-98, the upstairs bathroom and toilet had been refitted and part tiled. A low level wc replaced the old high level one. New wash hand basins were installed.
- (e) In 2007, the ground floor bathroom was refitted. The bath was replaced by a modern shower; the walls and floor were tiled.
- (f) In 2003, the top floor room at the back, which had been used for storage was converted into another toilet with a wash hand basin and an electric water heater. There was a bath in situ although the Tenants stated that this was not functioning or even plumbed in.
- (g) In February 2007, the central heating system was flushed through, a new combination boiler was installed which provided for the central heating and the ground floor hot water and two radiators were added - one replacing an existing radiator.
- (h) A coping stone was replaced in 2010.

- (i) The front garden was improved 1997; the circular path with the small area of garden in the middle was taken up and replaced with paviers. Paving stones were laid in the back garden replacing the small brick paved path.
- (j) The exterior was painted in 2010 (in fact it was done every two years).
- (k) The house was rewired in 1997/98.
- (l) Double glazing where noted on inspection was installed in 1997.
- (m) 2 smoke alarms and a burglar system had also been installed.

Mr Kidwai considered that he had spent £70,000 to £80,000 on improvements since he and his wife had taken the tenancy.

CONDITION

12 The Tenants drew our attention to the following for consideration when determining the rent:

- (a) The gas fires had been disconnected 4 or 5 years ago. The Landlords do not provide gas safety certificates, nor have they carried out electrical tests.
- (b) Water in the basement. The level goes up and down.
- (c) The cracking and subsidence in the bay window in the dining room.
- (d) Damp ingress in the front middle bedrooms on the first and second floors. Damp in the rear bedroom on the first floor. Damp in the bay of the first floor front bedroom (we also noted damp in the front second floor bedroom).

PREMIUM

13 The Tenants initially suggested that they had paid a premium on the grant of the tenancy. On further enquiry, it transpired that the Tenants had assisted the Landlords by contributing £3,000 to the deposit when the Landlords had purchased the Property. Mr Stewart conceded that there was no premium paid on the grant of the tenancy.

EVIDENCE AND SUBMISSIONS

14 We expressed concern that whilst both parties were represented by Solicitors, neither party had produced any rental comparables for consideration. Mr Marshall referred us to the hearing last year and suggested that the Committee should be able to provide details of the comparables that it referred to on that occasion. However, we informed him that there was no determination last year as the rent was agreed by the parties. We were therefore unable to produce the information. He said that the comparable rents discussed last year varied between £1,200 pcm and £1,800 pcm but possibly up to £2,000 pcm. Asked to explain the difference between Mr Davies' rental figure of £1,590 and the £1,650 in the notice of increase, he explained that the insurance premium had been factored in. According to Mr Muhmood, this was £1,200 pa. Mr Muhmood confirmed that the insurance only covered the building. We asked Mr Marshall if he could explain why the Tenants should be responsible for the insurance of the structure when it was the Landlord's responsibility to repair it (section 11, Landlord and Tenant Act 1985 (the 1985 Act)). He said that responsibility for insurance was a matter of agreement between the parties. He considered that it was implied but when asked for any authority for his proposition he indicated that he had no instructions to argue detailed points of law.

15 Mr Muhmood said that he and his parents had decided on the figure of £1,650. It was a combination of the market rent and what the Property cost them. He accepted that they did not have access to the inside of the Property and that the figure was based on its being in reasonable condition. He agreed that there was nothing in Mr Davies' letter which suggested that Mr Davies' figure of £1,590 pcm took into account the condition of the Property. His family had one other property which was not comparable. He had not looked at other properties recently, nor had he made enquiries of agents.

16 Mr Marshall submitted that the Tenants were under an implied obligation not to create waste. He considered that our powers were only to determine the same or a greater rent. We had no power to reduce the rent. That would be to vary an agreed term of the tenancy. He suggested that even if we determined a lower rent, the Tenants would still have to pay the current, higher, amount. He could not provide any authority for this. Mr Marshall explained that his clients had not been notified that work was required to the Property. The Landlords had not seen the works. The Tenants have caused problems by not reporting issues and have exacerbated problems by their use of the Property. Mr Kidwai conceded that he had known about the crack in the render a few years ago. If the Landlords had been informed earlier, Mr Marshall suggested, repairs would have cost less - so any adjustment in the rent for lack of repairs should be less. Further, if the Tenants taken steps - e.g unblocking the guttering - the water would not have over flowed and damp in the front/middle rooms would have been avoided. Mr Muhmood conceded that he had been aware of the replacement of the coping stone as he had seen the scaffolding erected at the Property. There had been correspondence from Solicitors concerning this. The Landlords had been informed of the cost but they had not offered to pay or contribute.

17 Mr Kidwai said that he expected the Landlords to inspect the Property every year. The subsidence in the dining room was raised by a surveyor recently. He had not appreciated how serious it was until then. He had not known about the blocked gully. The damp started about three years ago. The water in the basement began about 10 years ago. The Tenants replaced the curtains 7 years ago.

18 When the Landlords purchased the Property, Mr Kidwai had expected to repurchase it. He had not regarded the relationship as being one of landlord and tenant. That was why he had carried out some repairs and improvements.

19 Mr Stewart invited us to consider the poor condition of the Property as evidenced from our inspection. He submitted that this would have a considerable impact upon the rent. Whilst Mr Marshall suggested that the Tenants must bear some responsibility for not informing the Landlords about the condition of the Property, the Landlords have been aware of the condition for at least 12 months. The Landlords had stated their intention to instruct an agent, but had not done so. In his view the Landlords had been complicit in the deterioration of the Property. It was clear from the Act that the Committee could put the rent up or down. To interpret the Act otherwise would render the Committee powerless. He queried why the application had been made to increase the rent when there was no justification for doing so. As a layman, and not as an expert, he thought that the Property in good condition could be let at £1,400 pcm. However, there were safety issues. There were only two smoke alarms. More were needed. He commended Mr Andrew Thomas' report to us.

20 In conclusion, Mr Marshall again argued that the Committee had no jurisdiction to determine the rent at a figure less than that agreed last year. He challenged Mr Stewart's point that the Landlords had been complicit in the lack of repair. He argued that Mr Andrew Thomas had no justification for arguing in his report that there were Category 1 Hazards (see Housing Act 2004) at the Property - although he subsequently conceded that without referring to the legislation he did not know what constituted such hazards. He told us that the Landlords wanted a written tenancy agreement and that they had consulted agents.

COMPARABLES

21 None of the reports provided details of any comparables. However, as an expert Committee we are entitled to rely upon our knowledge and experience. Where that knowledge and experience is informed by specific evidence, we must disclose this to the parties and give them the opportunity to comment upon it. We drew the attention of the parties to the following:

- (a) 44 Cathedral Road - let 18 months ago at £2,250 pcm. This property was in immaculate condition with a very high specification. It had been refurbished throughout, rewired, with full central heating and modern units. There were 5 bedrooms and three reception rooms plus a gym and a wine cellar.
- (b) 104 Plasturton Avenue - let in September 2012 at £1,200 pcm. This was a smaller, three storey, mid terrace property with 4 bedrooms and 3 reception rooms.

- (c) A property in Severn Grove advertised as having 7 bedrooms and suitable for students. As some bedrooms were stated as being on the ground floor, we assumed that the living rooms had been adapted as student bedrooms. The asking rent was £1,890 pcm
- (d) Two 7 bedroom properties in Kings Road for “sharers”: one at £1,600 pcm and the other at £1,500 pcm.
- (e) A 4 bedroom two storey terraced property in Hamilton Street where the asking rent was £1,350 pcm.

22 Mr Marshall told us that he did not accept (b) - (e) above as comparables, only the property in Cathedral Road. Mr Stewart said that he accepted the comparables, but submitted that 44 Cathedral Road was at the top of the range and that the Property was far more modest. He did not propose a rental figure.

METHODOLOGY

23 We explained to the parties the methodology which we would use in order to determine the rent at which the Property could “reasonably be expected to be let in the open market by a willing landlord” (section 14 of the Act). In the market, most prospective tenants have certain expectations as to the condition of and facilities to be enjoyed in a property. Landlords desirous of attracting tenants generally ensure that the property is in good condition with full central heating, double glazing, modern kitchen units and appliances and modern bathrooms as well as carpets and, in many cases, curtains. As most comparables would consist of such properties, it is customary to determine the rental value of a subject property on the assumption that it is in good condition and that it has those facilities. Once this has been established, adjustments are made in order to reflect the actual condition of the subject property and its facilities and also to take account of any improvements which the tenant has carried out which might have an effect on the rent.

24 In carrying out this methodology, we also had to take into account that whilst there is no written tenancy agreement, section 11(1) of the Landlord and Tenant Act 1985 required the Landlords to “repair the structure and exterior of the dwelling house (including the drains, gutters and external pipes)” as well keeping in repair and proper working order the installations “for the supply of gas water and electricity and for sanitation...” and “for space heating and heating water”. Section 11(2) states that the Landlords are not liable to carry out works or repairs for which the Tenants are liable by virtue of their duty to use the Property in a tenant-like manner.

MARKET RENT

25 The Property is a very large semi-detached house, let as a single family dwelling. It is not a property for which there is a strong market. Properties such as comparable 44 Cathedral Road are designed to attract senior executives wanting an appropriate standard and type of accommodation with high specifications for a limited period of time, often let to the executive’s company. The prospective tenant of a large family home will need to factor in the cost of heating and internal decoration, the Council tax and the general costs associated with properties of this type which will be higher than the modern efficient estate built properties more generally available. The rooms are large with high ceilings. There is no wall insulation.

26 We agree with Mr Stewart that 44 Cathedral Road is the top end of the market. Indeed, it is arguable that it is not really the same market. The student or shared accommodation (£1,500 to £1,890 pcm) is no more than indicative of the rentals available. However, the student market can sometimes distort the general residential market as living rooms are converted into bed-sits to boost the occupancy. Plasturton Avenue is a residential street, with the advantage of being removed from the main road, but sufficiently close to give an indication as to the sort of rents family houses can obtain. Similarly, Hamilton Street, with two storeys and four bedrooms indicates the level of rents which are likely to be achieved. We appreciate that the Property is bigger. It has one more reception room and two more bedrooms plus the box room, but in our view these will not add that much more to the rental value bearing in mind the comments made in paragraph 25 about the costs of living in a property such as this.

27 We did not find Ms Franklin's letter of any assistance. Unfortunately, we do not have Mr Andrew Thomas' justification for the rental valuation of £750 and without this his letter/report does not really assist. Mr Davies' report, submitted by the Landlord, again lacks the details of the comparables he used, but we know from Mr Muhmood that the report is based on the assumption that the Property is in reasonable condition.

28 We would expect the Property in good condition and with the fixtures and fittings as indicated above to be let at a rent which is substantially less than that achieved for 44 Cathedral Road. The latter has a far higher specification and is really aimed at a different, more affluent, market. We would also expect the Property to achieve rents higher than the asking rents for Plasturton Avenue and Hamilton Street, but not that much more for the reasons expressed earlier. On balance, we consider that Mr Davies' rental valuation of £19,080 pa or £1,590 pcm is reasonable and one which we propose to adopt.

ADJUSTMENTS

29 We are required to disregard the Tenant's improvements (s 14(2) of the Act). We must also take into account the condition of the Property and the lack of those facilities at the Property which the prospective tenant in the market would generally anticipate being present. We therefore make adjustments for:

- (a) Central heating - The central heating only covers the ground floor. The gas fires throughout the Property have been disconnected. The Tenants have installed two new radiators and a new combi-boiler. As the Property is substantial, any adjustments must be commensurate with the extent of the deficiency or improvement. To account for the lack of heating on the upper floors and the provision of a new boiler and two radiators, we adjust the market rent by £100 pcm.
- (b) Double glazing - The Landlord has provided no double glazing. The Property would, but for the Tenants' improvement in this regard, be very inefficient in terms of heat retention and a prospective tenant would require a substantial reduction to compensate for this. We therefore adjust the market rent by £75 pcm.
- (c) Kitchen and bathroom - The lack of a modern kitchen and bathroom would deter many prospective tenants who would view modern units and appliances as essential when providing for the needs of a large family. Again a substantial deduction would be required and we therefore adjust the market rent by a further £75 pcm.
- (d) Carpets and curtains - Prospective tenants expect such things as a matter of course and the lack of them in a large house such as this - three floors, two staircases, corridors and landings with 6 bedrooms and the boxroom as well as four living rooms - would represent a considerable outlay for an incoming tenant if he/she had to provide them. A prospective tenant would require a very substantial reduction in the rent to allow for this. We therefore adjust the rent by a further £115 pcm.
- (e) Other issues - The garage, such as it is, the new roof, the alarms and the coping stone replacement are all issues which must be disregarded and for which we must make some further allowance in the rent. We adjust the rent by £50 pcm to allow for these.
- (f) Condition - A prospective tenant would expect the Property to be in good condition. It is not. However, we must distinguish between those issues which are the Landlords' responsibility and those which are the Tenants'. There is no written tenancy agreement. The parties have relied upon the statutory provisions contained in section 11 of the 1985 Act which place the responsibility for "repair" of the structure upon the Landlords. However, this does not remove from the Tenants the requirement to treat the property in a tenant-like manner. In our view, the unblocking of gutters and drains is part of the normal day to day responsibility of the Tenants and the failure to unblock the guttering above the front middle bedrooms has caused the gutter to overflow. The rainwater has continually washed against the side of the solid stone wall which has in turn been the cause of the damp in this area of the rooms in that part of the house. Similarly, the failure to unblock the small channel above the bay has likewise caused the damp in the front bedrooms. We cannot lay

responsibility for these issues at the door of the Landlords. However, there is damp in the kitchen, the back bedroom, damp in the cellar, subsidence in the dining room, detachment of the ceiling finishes in upstairs rooms and in the pantry. These are bound to have a deterring effect on the prospective tenant. We therefore make a further adjustment of £150 pcm. The adjustments total £565 pcm, making the adjusted market rent £1,025 pcm.

30 We have noted the Landlords' argument that the Tenants ought to have notified them of any liability for repairs or requests for improvements. However, there is no tenancy agreement placing the onus on the Tenants to do so. If a landlord has an obligation to keep a property in repair, he/she must ensure that there is an inspection regime in place in order that any wants of repair are identified (see British Telecommunications plc -v- Sun Life Assurance Society plc [1995] 3WLR 622.)

SUMMARY

31 We have determined the market rent of the Property, assuming it to be in good condition, with the facilities generally expected in the market, to be (paragraph 28 above) £1,590 pcm

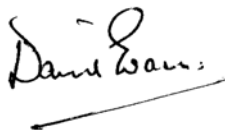
We have made the following adjustments (paragraph 29 above):

Central heating	£100	
Double glazing	£75	
Kitchen and bathroom	£75	
Carpets and curtains	£115	
Other issues	£50	
Condition	<u>£150</u>	£ <u>565</u> pcm

We determine the rent at which the Property could reasonably be expected to be let in the open market by a willing landlord to be £1,025 pcm

30 The rent of £1,025 pcm, which we have determined above, shall have effect from the 26th January 2013, being the beginning of the rental period specified in the Landlords' notice.

DATED this 20th day of June 2013



CHAIRMAN