



## 10 THE PARADE, CANTERBURY



- Section 18 for Tenant
- Landlord's Claim – £150,000
- Tenant's initial response – £150,000
- Tenant's Diminution valuation - £70,000
- Resolution – £75,000

- Key points:

- Landlord carried out works and then re-let
- Used costs of works as *prima facie* evidence of loss
- Tenant adduced evidence to prove that there was no need to spend the same sums to achieve a letting
- Example of 'costs' not equalling 'value'. If add an £85,000 oak conservatory to a council house, will it have the same effect on value?

- Tenant advised by –



and



***"I had mistakenly thought that if the owner does the works, he's bound to recover what he spent"***