

Rent Assessment Committee: Reasons for decision.

Rent Act 1977

Address of Premises

126 Walnut Tree Close
Guildford
Surrey
GU1 4UQ

The Committee members were

Mr D Agnew LLB LLM
Mr R A Wilkey FRICS FICPD
Ms J Dalal

1. Background

On 4th August 2004 the landlord applied to the rent officer for registration of a fair rent of £134 per week for the above property.

The rent payable at the time of the application was £464 per month.

The rent was previously registered on 26th September 2002 with effect from the same date at £464.50 per month following a determination by the rent officer.

On 30th September 2004 the rent officer registered a fair rent of £512 per month with effect from that date.

By a letter dated 7th October 2004 the tenant objected to the rent determined by the Rent Officer and the matter was referred to the Rent Assessment Committee.

2. Inspection

The Committee inspected the property on 15th December 2004 and found it to be in fair condition.

The brickwork, roof and windows were sound. A leak into one of the bedrooms had recently been repaired and redecoration carried out. Internal decoration was poor.

The following tenant's improvements had been made to the property.

Nil.

3. Evidence

The Committee received written representations from the landlord and tenant and these were copied to the parties.

A hearing was held on 15th December 2004 in Guildford at which oral representations were made by the tenant. The landlord was not present or represented.

4. The law

When determining a fair rent the Committee, in accordance with the Rent Act 1977, section 70, had regard to all the circumstances including the age, location and state of repair of the property. It also disregarded the effect of (a) any relevant tenant's improvements and (b) the effect of any disrepair or other defect attributable to the tenant or any predecessor in title under the regulated tenancy, on the rental value of the property.

In *Spath Holme Ltd v Chairman of the Greater Manchester etc. Committee* (1995) 28 HLR 107 and *Curtis v London Rent Assessment Committee* [1999] QB 92 the Court of Appeal emphasised

- (a) that ordinarily a fair rent is the market rent for the property discounted for 'scarcity' (i.e. that element, if any, of the market rent, that is attributable to there being a significant shortage of similar properties in the wider locality available for letting on similar terms - other than as to rent - to that of the regulated tenancy) and
- (b) that for the purposes of determining the market rent, assured tenancy (market) rents are usually appropriate comparables. (These rents may have to be adjusted where necessary to reflect any relevant differences between those comparables and the subject property).

5. Valuation

Thus in the first instance the Committee determined what rent the landlord could reasonably be expected to obtain for the property in the open market if it were let today in the condition that is considered usual for such an open market letting. It did this by having regard to the evidence supplied by the parties and the Committee's own general knowledge of market rent levels in the area of Guildford. Having done so it concluded that such a likely market rent would be £750 per month.

However, the actual property is not in the condition considered usual for a modern letting at a market rent. Therefore it was first necessary to adjust that hypothetical rent of £750 per month to allow for the differences between the condition considered usual for such a letting and the condition of the actual property as observed by the Committee (disregarding the effect of any disrepair or other defect attributable to the tenant or any predecessor in title). The Committee considered that this required a deduction of £222 per month.

The Committee did not consider that there was any substantial scarcity element and accordingly no further deduction was made for scarcity.

This leaves a net market rent for the subject property of £528 per month.

6. Decision

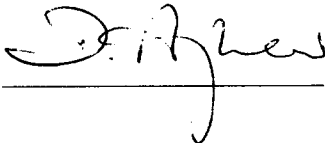
The fair rent initially determined by the Committee, for the purposes of section 70, was accordingly £528 per month.

However, by virtue of the Rent Acts (Maximum Fair Rent) Order 1999 the maximum fair rent that can be registered in the present case is the lower sum of £516.50 per month.

Accordingly the sum of £516.50 per month will be registered as the fair rent with

effect from 15th December 2004 being the date of the Committee's decision.

Mr D Agnew LLB LLM

Chairman 

Dated 17/12/04

This document contains a summary of the reasons for the Rent Assessment Committee's decision. If either party requires extended reasons to be given, they will be provided following a request to the committee clerk at the Panel Office which must be made within 21 days from the date of issue of this document.