

Rent Assessment Committee: Summary reasons for decision.

Housing Act 1988

Address of Premises

Lower Farm Cottage
Manston
Sturminster Newton
Dorset
DT10 1EX

The Committee members were

A Mellery-Pratt FRICS (Chairman)
K Lyons FRICS

1. Background

On 9th June 2005 the tenant of the above property referred to the Committee a notice of increase of rent served by the landlord under section 13 of the Housing Act 1988.

The landlord's notice, which proposed a rent of £1800.00 per quarter with effect from 29th September 2005 is dated 12th May 2005.

The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £1350.00 per quarter.

2. Inspection

The Committee inspected the property on 15th July 2005 and found it to be in fairly good condition, although the timbers to the roof to the open fronted garage are in poor condition and one of the lounge windows leaks in heavy rain. Additionally the Committee were concerned at the incidence of flooding at the property, which has resulted in water to a depth of 6" through the ground floor in 2000 with further floods in 2001 and 2002. The committee were of the view that this would substantially affect the market value.

As this was a new tenancy in 2004, there are no tenant's improvements to the property.

3. Evidence

The committee received written representations from the tenant and these were copied to the landlord. No written representations were received from the landlord.

Neither party requested a hearing at which oral representations could be made.

4. The law

In accordance with the terms of section 14 Housing Act 1988 the Committee proceeded to determine the rent at which it considered that the subject property might reasonably be expected to be let on the open market by a willing landlord under an assured tenancy.

In so doing the Committee, as required by section 14(1), ignored the effect on the rental value of the property of any relevant tenant's improvements as defined in section 14(2) of that Act.

5. The decision

The Committee therefore concluded that the rent at which the property might reasonably be expected to be let on the open market would be £1440.00 per quarter

This rent will take effect from 29th September 2005 being the date specified by the landlord in the notice of increase.

Chairman Signed
 A Mellery-Pratt

Dated 18 July 2005

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 which must be made within 21 days from the date of issue of this document.

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K Lyons FRICS

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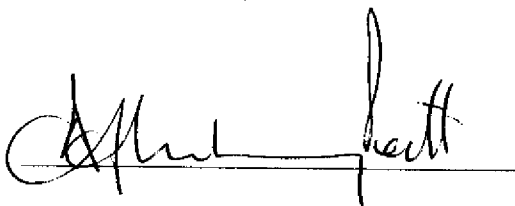
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