


Law applied	Housing Act 1988 ss.13 & 14
Open market rent	Taking into account comparable evidence available (4 x 3-bedroom houses) & Committee members' knowledge and experience : £500 pcm for property of similar size in good condition & with modern facilities
Calculations	<p>OMV £500.00 pcm</p> <p>Less :</p> <p>defective electric wiring,</p> <p>radiators not all serviceable</p> <p>poor layout (bathroom on ground floor, kitchen with 5 doors, so too much unusable space)</p> <p>absence of carpets & curtains <u>£20.00 pcm</u></p> <p>Net market rent £480.00 pcm</p>
Decision	The decision of the Committee is that the market rent is £480.00 per calendar month, with effect from the date of the landlord's notice of increase, viz 1 st September 2005.

Signed 

Graham Sinclair - Chairman, for the Rent Assessment Committee

Note : This is a summary of the Committee's reasons for its decision. Should you require more detailed reasons they can be supplied only if a written request for such reasons is received by the Panel Office within 21 days from receipt of this document.