

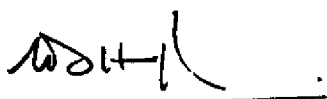
**THE MIDLANDS RENT ASSESSMENT COMMITTEE  
DECISION AS TO JURISDICTION  
HOUSING ACT 1988 SECTION 13**

**Case Ref:** BIR/39UB/MNR/2006/0004

**Members:** Mr I.D. Humphries B.Sc.(Est.Man.) FRICS  
Mr P.J. Hawksworth  
Mrs N. Jukes

**Premises:** Bumble Cottage, Patshull Road, Albrighton, WV7 3BH

- 1 The Tenant, Ms B. Welsman, holds a tenancy of the subject property from her landlord, Mrs A. Griffiths.
- 2 The Landlord sent the Tenant a letter dated 28th December 2005 requesting a rent increase to £550.00 per calendar month to take effect from 1st March 2006.
- 3 The Tenant referred the letter to the Rent Assessment Committee by application dated 13th January 2006 for determination of the rent under Section 14 of The Housing Act 1988.
- 4 The Rent Assessment Committee considered the validity of the Landlord's Notice on 27th March 2006.
- 5 Section 13(2) of The Housing Act 1988 requires any Notice of Rent Increase for Assured tenancies to be in the form prescribed by the Regulatory Reform (Assured Periodic Tenancies) (Rent Increases) Order 2003 (Form 4B).
- 6 The Committee found the Landlord's Notice was not in the required form as it was not Form 4B and there was no evidence that the relevant Guidance Notes had been included.
- 7 The Rent Assessment Committee therefore find the Landlord's letter of 28th December 2005 to be invalid notice for the purposes of s.13 of the Housing Act 1988 and of no effect.



I.D. Humphries B.Sc.(Est.Man.) FRICS  
Chairman

Date **09 MAY 2006**