

**Rent Assessment Committee: Summary reasons for decision.**

**Housing Act 1988**

**Address of Premises**

Reglynns,  
Nanpean,  
St.Austell PL26 7XG

**The Committee members were**

D G Willis (Chair)  
A J Lumby BSc FRICS  
Ms C Rai

**1. Background**

On 17<sup>th</sup> August 2004 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 £89.00 per week with effect from 18<sup>th</sup> September 2004 is dated 3<sup>rd</sup> August 2004.

The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £84.00 per week.

**2. Inspection**

The Committee inspected the property on Wednesday 3<sup>rd</sup> November 2004 and found it to be in poor condition.

**Brief description of condition**

Windows and doors are in poor condition and in need of overhaul. At the present time the front door is not used due to it's disrepair.

The following qualifying tenant's improvements had been made to the property. None qualifying as all tenant's improvements predate the commencement of the current tenancy.

### **3. Evidence**

No written representations were received from either party.

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.

In coming to its decision the Committee had regard to the members' own general knowledge of market rent levels in the area of Mid Cornwall and concluded that an appropriate market rent for the property would be £80.00 per week having regard to its condition, location and demand in the area.

### **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 £80.00 per week.

This rent will take effect from 18<sup>th</sup> September 2004 being the date specified by the landlord in the notice of increase.

Chairman



D G Willis (Chair)

Dated

3<sup>rd</sup> November 2004

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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.