

Rent Assessment Committee: Summary reasons for decision.**Housing Act 1988****Address of Premises**

Room 206
Longwalk House
Kings Road
Windsor
Berkshire
SL4 2AL

The Committee members were

Mrs H Bowers
Mr J Sims
Mr M Bhatti

1. Background

On 14th March 2006 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 £341.01 per calendar month with effect from 1st April 2006, is dated 20th February 2006.

The tenancy is a periodic tenancy which commenced on 2000. The current rent is £314.51 per calendar month.

2. Inspection

The Committee inspected the property on 12th May 2006 and found it to be in fair condition.

The room is located on the second floor of a purpose built hostel facility. The room is a single room with a wash hand basin a wardrobe and a radiator. There are shared bathroom facilities on each floor. On the ground floor there are two communal living rooms, a dining room with a conservatory leading onto a garden area. There are

shared kitchen and laundry facilities available to the occupiers. There is off street parking available.

The hostel is located on a fairly busy road but is close to the town centre.

The following services are provided for the tenant:

Heating

Water

Cleaning of the communal areas

Housekeeper.

It is noted that an element of the rent amounting to £66.23 per calendar month relates to support services; we have no jurisdiction to consider this element of the rent.

Evidence

No written representations were received from the either party.

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

3. 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.

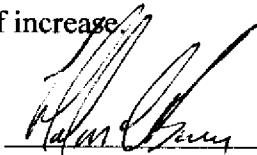
In coming to its decision the Committee had regard to the members' own general knowledge of market rent levels in the area of Windsor and concluded that an appropriate market rent for the property would be £341.01 per calendar month, inclusive of the services mentioned above.

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 £341.01 per calendar month inclusive of £123 in respect of property services and £66.23 for support services.

This rent will take effect from 1st April 2006 being the date specified by the landlord in the notice of increase.

Chairman



Dated

14/5/06.

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.