

Rent Assessment Committee: Summary reasons for decision.

Housing Act 1988

Address of Premises

Lamorna
High Street, Newton Poppleford
Exeter. Devon EX10 ODW

The Committee members were

Mr T E Dickinson B Sc FRICS IRRV
Mr E G Harrison FRICS
Dr M L James MA BA FRSA

1. Background

On 30th July 2003 the tenant of the above property referred to the Committee a notice of increase of rent served by the landlord under section 22 of the Housing Act 1988.

The tenancy commenced on 14th April 2003 for a term of 6 months. The tenant remain in occupation as a statutory periodic tenant. The current rent is £400.00 per month.

2. Inspection

A Committee inspected the property on 3rd September 2003 and found it to be in fair condition.

On inspection the Committee noted that the front door opens directly into a large living room where two replacement PVCu double glazed windows had recently been installed. It was apparent that at least some of the internal walls had been re-plastered. Minor cracks were visible in some places at the ceiling/wall head junction.

In the kitchen we noted evidence of limited rising dampness to the base and parts of the centre section of the party wall with living room together with evidence of some moulding caused by condensation.

In the bathroom we noted evidence of some rising dampness and a rotted section of skirting board at the base of the party wall with the living room.

On the first floor landing there is evidence of minor cracking at the ceiling/wall head junction.

No visible dampness was noted to the interior of the two bedrooms at the time of inspection. New PVCu double glazed windows were, however, noted to have been provided to the bedrooms.

The Committee noted that there was a gas fire in the living room although no Landlord's Gas Safety Certificate could be produced.

3. Evidence

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

A hearing was held at the Sidmouth Club, 10 Fortfield Terrace, Sidmouth, Devon on 3rd September 2003 in the dining room at which oral representations were made by the tenant. The landlord was not present or represented.

4. The law

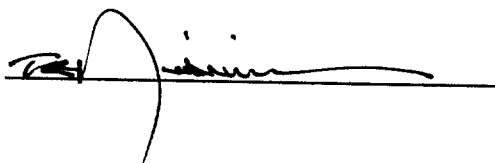
In accordance with the terms of section 14 Housing Act 1988 the Committee proceeded to determine the rent at which it considered that the subject property might reasonably be expected to be let on the open market by a willing Landlord under an assured tenancy.

In coming to its decision the Committee had regard to the members' own general knowledge of market rent levels in the area of Newton Poppleford and Devon and concluded that an appropriate market rent for the property would be £400.00 per month.

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 £400.00 per calendar month exclusive of council tax, water rates and other outgoings.

Chairman



Dated 11 September 2003

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.