

Rent Assessment Committee: Summary reasons for decision.

Housing Act 1988

Address of Premises

22 Spruce Way
Bath
BA2 2DY

The Committee members were

Mr A D Mc Gregg (Chairman)
Mr J Reichel Bsc MRICS
Mr M R Jenkinson

1. Background

In or about the end of October 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 £695 per month with effect from the 1st November 2006 is dated the 23rd August 2006.

The tenancy commenced on the 1st October 2004 for a term of 6 months. The tenant remains in occupation as a statutory periodic tenant. The current rent is £660 per month.

2. Inspection

The Committee inspected the property on the 20th November 2006.

The Committee was unable to gain access at the appointed time in order to inspect the property internally and therefore made an external inspection only.

3. Evidence

The committee received written representations from the landlord and tenant and these were copied to the parties.

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.

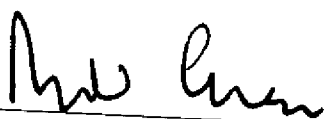
In coming to its decision the Committee had regard to the evidence supplied by the parties and the members' own general knowledge of market rent levels in the area of Wellsway, Bath and concluded that an appropriate market rent for the property would be £675 per month.

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 £675 per month.

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

Chairman



Dated 27th November 2006

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.