

**Rent Assessment Committee: Summary reasons for decision.
Housing Act 1988 – Section 14**

Address of Premises

48a North Street
Bridgtown
Cannock
WS11 0BA

The Committee members were

Mr J H L De Waal
Mr R H S Cooper FRICS
Mrs N Jukes

1. Background

On 20 May 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 £281.67 per month with effect from 3 June 2006 is dated 3 May 2006.

The tenancy commenced on 17 November 1993 for a term of 6 months. The tenant remains in occupation as a statutory periodic tenant. The current rent is £225.00 per month.

2. Inspection

The Committee inspected the property on 3 October 2006 and found it to be in poor condition.

Rotten window frames; single-glazed; poor thermal insulation; lack of heating facilities; no bath; poorly-fitted kitchen and bathroom; hole in skirting.

3. Evidence

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

A hearing was held at 11.30am on 3 October 2006 in Cannock at which oral representations were made on behalf of the landlord and by the tenant.

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 South Staffordshire and concluded that an appropriate market rent for the property would be £240.00 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 £240.00 per month.

This rent will take effect from 3 October 2006 the Committee being satisfied that undue hardship would otherwise be caused to the tenant.

Chairman Mr J H L De Waal

Dated 3 October 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.