

Rent Assessment Committee: Summary reasons for decision.

Housing Act 1988 Section 22

Address of Premises

1 Sutherland Avenue Yate Bristol BS37 5UE
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The Committee members were

Mr D.Hebblethwaite BA (Chairman) Mr J. Reichel BSc MRICS Mr C. Gale

1. Background

The tenancy is an assured shorthold tenancy for a term of 12 months beginning on 1 February 2004. The rent is £850.00 per four weeks. On 26 July 2004 the tenant applied to the Committee under section 22 of the Housing Act 1988 to determine the rent.

2. Inspection

The Committee inspected the property on 25 August 2004 and found it to be in good condition. It is a modern four bedrooomed, extended house on a pleasant estate close to the amenities of Yate Town Centre. There is plenty of off street parking.

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 22 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 shorthold tenancy.

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 Yate and Chipping Sodbury and concluded that an appropriate market rent for the property would be £800 .00 per calendar month. The committee has several pertinent comparables, some of which were close to the subject property in North Yate.

Section 22 (3) of the Act provides that the committee shall not make a determination unless they consider-

- (a) that there is a sufficient number of similar dwelling-houses in the locality let on assured tenancies (whether shorthold or not); and
- (b) that the rent payable under the assured shorthold tenancy in question is significantly higher than the rent which the landlord might reasonably be expected to be able to obtain under the tenancy, having regard to the level of rents payable under the tenancies referred to in paragraph (a) above.

The committee found in relation to these points:

- (a) Yes there is.
- (b) Yes it is. The rent expressed in the tenancy agreement is equivalent to £920.00 per calendar month. £800.00 represents a reduction of 13%.

5. The decision

The Committee therefore determined the rent at £800.00 per calendar month

This rent will take effect from 1 August 2004.

Chairman Mr D R Hebblethwaite

Dated 15th September 2004

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.