

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

Rose Cottage,
Trenance,
St.Issey,
Wadebridge
PL27 7QX

The Committee members were

R Batho MA BSc LLB FRICS (Chair)
A J Lumby BSc FRICS
Dr C W Gronow BSc PhD FBIM

1. Background

On 3rd June 2004 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 £ 565.00 per Month with effect from 1st July 2004 is dated 20th May 2004.

The tenancy is a periodic tenancy which commenced in July 1994. The current rent is £350.00 per month.

2. Inspection

The Committee inspected the property on 7th July 2004 and found it to be in fair condition.

The property has no comprehensive heating system and that carpets are not supplied by the Landlord, although this would normally be expected for an Assured Shorthold letting such as those supplied by the landlord's agents by way of comparable evidence.

The following qualifying tenant's improvements had been made to the property.
Woodburner stove and night storage heater in Lounge. The shower in the bathroom.

The following services are provided for the tenant.

There is septic tank drainage and the water charges are included within the rent.

3. Evidence

The committee received written representations from the landlord's agents and the tenant's representative and these were copied to the respective parties.

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

4. The law

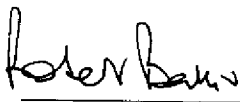
In accordance with the terms of section 14 Housing Act 1988 the Committee proceeded to determine the rent at which it considered that the subject property might reasonably be expected to be let on the open market by a willing landlord under an assured tenancy.

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 North Cornwall area and concluded that an appropriate market rent for the property would be £525.00 per month inclusive of water rates.

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 £ 525.00 per *month*.
This rent will take effect from 1st July 2004 being the date specified by the landlord in the notice of increase.

Chairman  R Batho MA BSc LLB FRICS FCI Arb

Dated 7th July 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.