

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

FLAT 4
446 RINGWOOD ROAD
FERNDOWN
DORSET
BH22 9AY

The Committee members were

Mr A Mellery-Pratt FRICS
Mr P Harrison FRICS

1. Background

On 3rd September 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 £750.00 per month with effect from 4th October 2004 is dated 28th August 2004.

The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £289.00 per month.

2. Inspection

The Committee inspected the property on 25th October 2004 and found it to be in fairly good condition.

The property is situated a short distance from the Ferndown shopping centre and comprises a first floor flat with access by an external concrete staircase. The building

is set in its own grounds with adequate parking for residents of the 8 purpose built flats.

The accommodation comprises a large lounge, a large double and a large single bedroom, kitchen and bathroom with shower attachment and w.c.

The following qualifying tenant's improvements had been made to the property.

Gas supply

Central heating

No services are provided for the tenant.

3. Evidence

The committee received written representations from the tenant and these were copied to the parties. No written representations were received from the landlord.

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 in particular a nearly identical flat in the same building let within the last year at £625.00 per month. This flat has been modernised and let with central heating and the usual facilities expected for an assured shorthold letting.

The committee then made deductions for differences at the subject property as follows:-

No central heating	60.00
No carpet or white goods	40.00
Tenant decorating liability	<u>20.00</u>
	£120.00

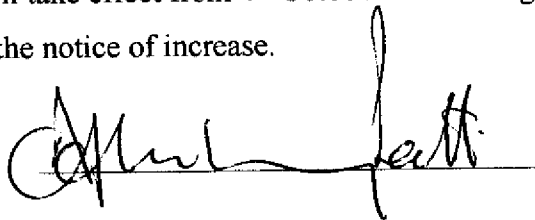
These deductions left a net rent of £505.00 per month.

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 £505.00 per month.

This rent will take effect from 4th October 2004 being the date specified by the landlord in the notice of increase.

Chairman



Dated

26th October 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.