

Rent Assessment Committee: Summary reasons for decision.

Housing Act 1988

Address of Premises

32 Poole Road
Woolston
Southampton
SO19 2HD

The Committee members were

Mrs Brenda Hindley LLB
Mr Peter Turner-Powell FRICS
Mrs Cynthia Newman JP

1. Background

On 23 August 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 £175 per week with effect from 13 September 2004 is dated 13 August 2004.

The tenancy is a periodic tenancy which commenced on 12 February 1996. The current rent is £115.07 per week.

2. Inspection

The Committee inspected the property on 14 October 2004 and found it to be in fair condition.

3. Evidence

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

A hearing was held at 2.00 pm on 14 October 2004 in Southampton at which oral representations were made by the landlord and 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 Southampton and concluded that an appropriate market rent for the property would be £135 per week.

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 £135 per week.

This rent will take effect from 13 September 2004 being the date specified by the landlord in the notice of increase.

Chairman *(signed)*

B HINDLEY

Dated 14 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.