

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

Address of Premises

4 Greenwood Close
Aveton Gifford
Kingsbridge
Devon TQ7 4LQ

The Committee members were

T E Dickinson BSc FRICS, IRRV,
(Chairman)
W H Gater FRICS, IRRV
Ms C Rai

1. Background

On 17th November 2003 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 £420.00 per month with effect from 15th December 2003 is dated 13th November 2003.

The tenancy commenced on 30th November 1996 for a term of 6 months. The tenant remains in occupation as an Assured tenant. The current rent is £330.00 per month.

2. Inspection

The Committee inspected the property on 12th December 2003 and found it to be in fair condition.

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

None

The following services are provided for the tenant:

None

3. Evidence

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

A hearing was held at Ivybridge on 12th December 2003 in the Town Hall 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 the 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 the South Hams and concluded that an appropriate market rent for the property would be of £390 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 £390 per month.

This rent will take effect from 15 December 2003 being the date specified by the landlord in the notice of increase.

Chairman _(signed)_____

Dated 17th December 2003

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.