

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

Flat 2 Lebern House
70A Lower Northam Road
Hedge End
Southampton SO30 4FA

The Committee members were

D Agnew LLB LLM (Chairman)
P D Turner-Powell FRICS
C Thompson

1. Background

On 1 August 2005 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 £96.50 per week with effect from 29 August 2005 is dated 27 July 2005.

The tenancy is a periodic tenancy which commenced on 17 May 2004. The current rent is £93.15 per week.

2. Inspection

The Committee inspected the property on 16 August 2005 and found it to be in good condition.

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

Some cupboards in the kitchen.

The following services are provided for the tenant.

Gardening
Window cleaning
Cleaning of communal areas
Lift maintenance

3. Evidence

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

A hearing was held at Eastleigh on 16 August 2005 at which oral representations were made by the tenant. The landlord was not present or represented.

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 Greater Southampton and concluded that an appropriate market rent for the property would be £96.50 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 £96.50 per week inclusive of £10.19 in respect of services.

This rent will take effect from 29 August 2005 being the date specified by the landlord in the notice of increase.

(signed)

Chairman _____
D AGNEW

Dated 16 August 2005

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.