

**Rent Assessment Committee: Summary reasons for decision.**

**Housing Act 1988**

**Address of Premises**

53A Commbeshead Road  
Highweek, Newton Abbot  
Devon. TQ12 1PZ

**The Committee members were**

Mr T E Dickinson B Sc FRICS IRRV  
Mr E G Harrison FRICS  
Dr M L James MA BA FRSA

**1. Background**

On 25<sup>th</sup> June 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 £875.00 per month with effect from 30<sup>th</sup> June 2003, is dated 28<sup>th</sup> May 2003.

The is a periodic tenancy which commenced on 1<sup>st</sup> November 2001. The current rent is £800.00 per month.

**2. Inspection**

A Committee inspected the property on 3<sup>rd</sup> September 2003 and found it to be in good condition apart from the need for some external maintenance including external redecoration.

The accommodation, arranged on three floor levels, is as follows:

**Lower Floor:**

**Entrance Hall**

Underhouse store (no window) 5.47m x 3.38m plus 2.76m x 2.84m (26 sq.m.)

Internal store adjoining (No window) 3.63m x 2.4m (8.6 sq.m.)

Understairs store 2.3m x 2m (4.5 sq.m.)

Staircase from hall to:

**Centre Floor:**

**Landing Area**

Lounge/Diner 5.47m x 3.36m plus recess 2.86m x 2.8m (26.4 sq.m.)

Kitchen/Breakfast Room 4.5m x 3.66m (16 sq.m.)

**Shower Room/WC**

Bedroom 3 3.55m x 3.35m (11.9 sq.m.)

Bedroom 4 2.74m x 2.08m (5.7 sq.m.)

**Top Floor:**

Bedroom 1 3.9m x 3.25m plus recess (16 sq.m.)

Bedroom 2 3.55m x 3.43m (12.2 sq.m.)

Bathroom/WC 2.4m (1.7m (4.1 sq.m.)

Externally there is a car parking space, an integral single garage and small gardens to the front, side and rear.

Mains gas, water, electricity and drainage are all connected and there is a gas fired central heating system.

The property was originally let with fitted carpets but no curtains or other fittings.

### **3. Evidence**

The committee received no written representations from either party.

### **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.

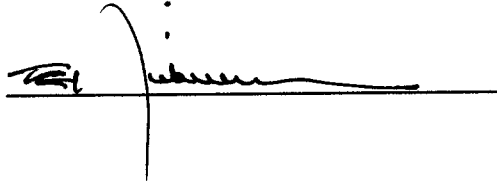
In doing so the Committee, as required by section 14(1), ignored the effect on the rental value of the property of any relevant tenant's improvements as defined in section 14(2) of that Act.

In coming to its decision the Committee had regard to the members' own general knowledge of market rent levels in the area of Newton Abbot and Devon and concluded that an appropriate market rent for the property would be £800.00 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 £800.00 per calendar month exclusive of council tax, water rates and other outgoings.

Signed

A handwritten signature in black ink, appearing to be "J. J. J.", written over a horizontal line.

Dated

11 September 2003

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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.