

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

47 Pavilion Road
Aldershot
Hampshire GU11 3NX

The Committee members were

Mrs H Bowers MRICS
Mr D Lintott FRICS
Mrs C Newman JP

1. Background

On 13th January 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 £120 per week with effect from 9th February 2004 is dated 5th January 2004.

The tenancy is a statutory periodic tenancy by succession, which arose on the death of the former tenant. The rent payable is £76.50 per week.

2. Inspection

The Committee inspected the property on 23rd March 2004 and found it to be in poor condition.

The subject property is a mid terrace house with two reception rooms and a kitchen on the ground floor and three bedrooms on the first floor. There is no central heating, hot water or bathroom. There is an external WC. Generally an unimproved house and the standard of the external repair and decoration is poor.

3. Evidence

The committee received written representations from the tenant and these were copied to 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 members' own general knowledge of market rent levels in the area of Aldershot and concluded that an appropriate market rent for the property in good order would be £725 per calendar month.

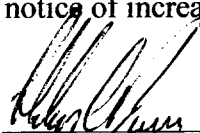
However the property in its current condition is in such a poor state that a prospective tenant would significantly reduce their rental bid for the house. Therefore we have deducted £375 per calendar month to reflect the condition of the house. Details of the valuation are provided attached to this set of summary reasons.

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 £350 per calendar month.

This rent will take effect from 9th February 2004 being the date specified by the landlord in the notice of increase.

Chairman



Dated

24/3/04

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.

47 Pavilion Road, Aldershot

We therefore produced the following calculation on a calendar monthly basis:

		£
Open Market Rent:		725
Less allowances for:		
Lack of Carpets, Curtains and White Goods	35	
Lack of Central Heating	75	
Lack of Bathroom	100	
Un-Refurbished Kitchen	35	
External Disrepair/Damp	75	
Wiring	35	
Repairing Obligation	<u>20</u>	
	375	<u>375</u>
		350

Net Rent £350 per calendar month