

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

Address of Premises

9 WEST ST
ILCHESTER
SOMERSET
BA22 8NN

The Committee members were

MR A J MELLERY-PRATT FRICS
(CHAIRMAN)
MR J D BUNKALL FRICS
MR A P OSBORN BSc ECON

1. Background

On 1st April 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 £325.00 per month with effect from 1st May 2003 is dated 24th March 2003.

The tenancy is a periodic tenancy which commenced on 9th April 2001. The passing rent is £216.66 per month.

2. Inspection

The Committee inspected the property on 24th April 2003 and found it to be in reasonably good condition. The following tenant's improvements had been made to the property.

- Partial elimination of rising damp.
- Fitted kitchen, apart from sink unit.
- A new ring main and power points through the house.
- Full tiling in the bathroom.
- Fencing repairs.
- Night storage heaters through the house.
- Waterproofing to conservatory roof.

3. Evidence

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

Neither party requested a hearing at which oral representations could be made.

4. The decision

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 tenants improvements, as defined in section 14 (2) of that Act.

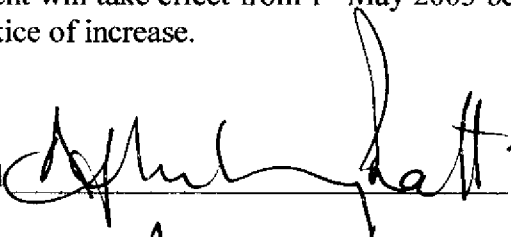
In the present case the Committee had regard to the evidence supplied by the parties and their own knowledge of market rent levels in the area of North Dorset and South Somerset and were of the opinion that if the property was in a condition to enable it to be let in the open market on an assured short hold tenancy, it would command a rent of £475 per month.

However the committee made deductions of £180 pm from this figure, in respect of the lack of heating, no carpets curtains or white goods, basic kitchen, poor bathroom, old wiring/lack of power points, rising damp and disrepair.

The committee concluded that the rent at which the property might reasonably be expected to be let on the open market on the above basis would be £295.00 per month.

This rent will take effect from 1st May 2003 being the date specified by the landlord in the notice of increase.

Signed



Dated

12th May 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.