

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

4 Galmpton Court  
Galmpton Farm Close  
Galmpton, Brixham  
TQ5 0NB

**The Committee members were**

T E Dickinson BSc FRICS (Chairman)  
P J R Michelmores FRICS  
Dr M L James MA BA FRSA

**1. Background**

On 7<sup>th</sup> May 2006 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 £550.00 per month with effect from 30<sup>th</sup> June 2006 is dated 9<sup>th</sup> May 2006.

The tenancy is a periodic tenancy which commenced on 30<sup>th</sup> November 1996. The current rent is £480.00 per month.

**2. Inspection**

The Committee inspected the property on 6<sup>th</sup> September 2006 and found it to be in fair condition. The Committee found that the fittings were probably the originals dating back to the time of conversion in the 1960's.

The flat was found to suffer from a lack of insulation both sound and thermal and had only one night storage heater in the lounge and two panel heaters.

There is evidence of some condensation and one roof leak. The critchall windows are the originals and the fire door is in poor condition. Generally the exterior of the building is in need of maintenance.

The following qualifying tenant's improvements had been made 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 respective parties.

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.

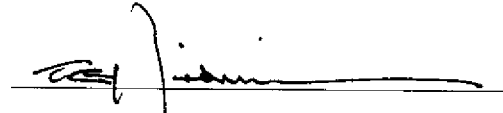
In coming to its decision the Committee had regard to the evidence supplied by the parties and the members' own general knowledge of market rent levels in the wider area of Torbay and concluded that an appropriate market rent for the property would be £500.00 per month.

## 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 £500.00 per month.

This rent will take effect from 30<sup>th</sup> June 2006 being the date specified by the landlord in the notice of increase.

Chairman

  
T E Dickinson BSc FRICS

Dated 6<sup>th</sup> September 2006

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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.