

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

The Homestead
East Holme
Wareham
Dorset BH20 6AG

The Committee members were

Mr A Mellery-Pratt FRICS (Chairman)
Mr P Harrison FRICS

1. Background

On 21st April 2004 the Panel Office had referred to it, by the tenant of the above property, 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 £650.00 per month with effect from 1st May 2004 is dated 22nd March 2004.

The tenancy commenced on 1st August 2001 for a term of 6 months. The tenant remains in occupation as a periodic tenant. The current rent is £400.00 per month.

2. Inspection

The Committee inspected the property on 24th June 2004 and found it to be in fairly condition.

The property is a concrete panelled and dry-lined structure under a tiled roof and comprises a lounge, 3 bedrooms, kitchen, bathroom, utility room and conservatory. It is in a quiet and pleasant rural location with a good garden, an outbuilding and parking space.

The following services are provided for the tenant.

Partial central heating by 3 night store heaters

Drainage by septic tank

3. Evidence

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

A hearing was held at Weymouth Town Hall on 24th June 2004 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.

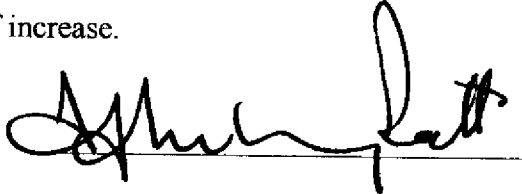
In coming to its decision the Committee had little evidence supplied by the parties and relied upon the members' own general knowledge of market rent levels in the area of East Dorset and concluded that an appropriate market rent for the property, taking into account its condition, and construction, would be £515.00 per month.

5. The decision

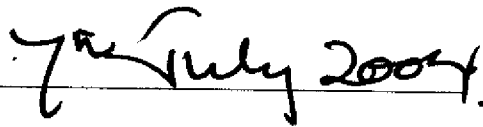
The Committee therefore concluded that the rent at which the property might reasonably be expected to be let on the open market would be £515.00 per month.

This rent will take effect from 1st May 2004 being the date specified by the landlord in the notice of increase.

Chairman



Dated



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.