

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

Address of Premises

7 Victoria Street, Barnstaple EX32 9HT

The Committee members were

M T Creek MBE (Chairman) M J Wright FRICS FAAV

1. Background

On 13th February 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 £120.00 per week with effect from 24th February 2006 is dated 3rd January 2006.

The tenancy is a periodic tenancy which commenced on 12th April 1995. The current rent is £114.23 per week.

2. Inspection

The Committee inspected the property on 8th March 2006 and found it to be in fair condition. The Landlord has replaced the rear entrance door, replaced the dining room ceiling, made good defective plastering in the front bedroom, repaired floor and replaced floor coverings and made good electrical faults.

The following qualifying tenant's improvements had been made to the property.

None qualifying

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 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 area of North Devon and concluded that an appropriate market rent for the property would be £120.00 per week.

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 £120.00 per week.

This rent will take effect from 24th February 2006 being the date specified by the landlord in the notice of increase.

Chairman

A handwritten signature in black ink, appearing to read 'M T Creek', followed by a large, stylized flourish.

M T Creek MBE

Dated

8th March 2006

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.