

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

Address of Premises

1 Raleigh House
Raleigh Close
Sidmouth
EX10 9TY

The Committee members were

Mr R Batho MA BSc LLB FRICS
Mr W H Gater FRICS IRRV

1. Background

On 21st January 2007 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 £450 per calendar month with effect from 10th February 2007, is dated October 2006.

The tenancy commenced on 10th May 1996 for a term of six months. The tenant remains in occupation as a statutory periodic tenant. The passing rent is £400 per calendar month.

2. Inspection

The Committee inspected the property on Thursday 22nd February 2007 and found it to be in only fair condition. The accommodation appears to have been created some years ago, to the standards prevailing at that time, and there is no evidence of any significant improvement which has been carried out since then. Accordingly the Committee particularly noted:-

- (a) The aging kitchen and sanitary fittings;
- (b) The aging and draughty double hung single glazed sash windows;
- (c) The limited amount of space heating and the small size of the domestic hot water cylinder, which is insufficient to provide a normal bath full of water;
- (d) The condensation problems in the kitchen;
- (e) The lack of fire protection, both in terms of compartmentalization of the flat within the provisions of the current buildings regulations, and the lack of any fire alarm provision.

The Committee considered that there were no qualifying tenant's improvements.

3. Evidence

The Committee had the benefit of written representations received from both the landlord and the tenant and copied to the parties.

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

4. The Decision

In the present case the Committee noted the dated, and in some respects sub standard, nature of the accommodation, features which would normally be expected to limit the rent obtainable in the market. Nevertheless, the Committee had regard to the evidence supplied by the landlord in relation to rents currently receivable in respect of other flats within the building, and from this and their own knowledge of market levels in the area of south Devon concluded that the rent at which the property might reasonably be expected to let on the open market would be £450per calendar month.

This rent will take effect from 10th February 2007. being the date specified by the landlord in the notice of increase.

Signed Rosen Bano

Dated_1st March 2007

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.