

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

Address of Premises

4 Cranfield Road
Camborne
TR14 7PN

The Committee members were

J S McAllister FRICS (Chair)
E R Distin FRICS
Dr C W Gronow

1. Background

On 12th December 2003 the tenant of the above property referred to the Committee an application under Section 22 of the Housing Act 1988.

The Tenancy, which was furnished, commenced on 8th December 2003 for a term of 12 months. The current rent is £75 per week.

2. Inspection

The Committee inspected the property on Tuesday 27th January 2004 and found it to be in fair condition for it's age and character being a mid terrace two bedroomed house, probably about 70-80 years old.

The property has gas central heating and upvc double glazing.

3. Evidence

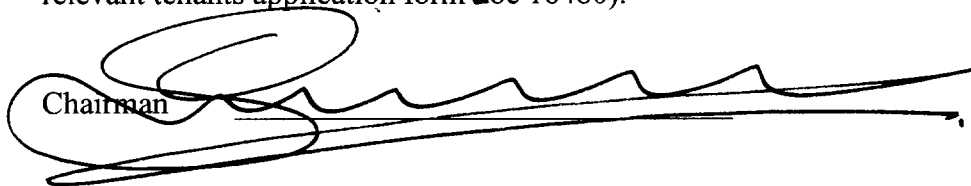
The committee received written representations from the landlord (Mrs M Hooper) and these were copied to the tenant (Ms T Rule).

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

4. The decision

In accordance with the terms of Section 22 of the Housing Act 1988 the Committee firstly had to consider the rent at which the subject property might reasonably be expected to be let on the open market by a willing Landlord under Assured and Assured Shorthold tenancies.

After very careful consideration the Committee decided that, as the passing rent (£75 per week) was not significantly higher than the rent which the Landlord might reasonably be expected to get, in comparison with other rents under Assured tenancies of similar dwelling-houses in the locality, then they could not make a determination in this case. (for the parties information this is referred to in the notes at the end of the relevant tenants application form Doe 16480).

 Chairman

Dated 27th January 2004

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.