

**Rent Assessment Committee: Summary reasons for decision.**

**Housing Act 1988**

**Address of Premises**

17 ANCHOR ROAD,  
BRISTOL,  
AVON,  
BS15 4RE

**The Committee members were**

Miss Siobhan Casey LLB (Hons)  
Mr Jan Reichel BSc MRICS  
Mrs Juliet Playfair

**1. Background**

On 13 / 01 / 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 £140.00 per week with effect from 28 / 05 / 2006 is dated 30 / 01 / 2006.

The tenancy is a periodic tenancy which commenced on April 2003. The current rent is £120.00 per week.

**2. Inspection**

The Committee inspected the property on 10 / 03 / 2006 and found it to be in fair condition.

A three bedroom semi detached house. On the ground floor 2 rooms, kitchen, WC which was not in working condition. On the first floor, 3 rooms, bathroom with combined WC. Outside, garden and yard. The property is situated in an established residential area on the outskirts of Bristol City. There is no heating in the property provided by the

Landlord, a limited number of electric points. In the Un-modernised kitchen, no units supplied by the Landlord, the Tennant had supplied all units. Many of the windows were of aluminium frame circa 1970. The Tennant is responsible for internal decoration.

### **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 BRISTOL and concluded that an appropriate market rent for the property would be £126.00 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 £126.00 per week.**

This rent will take effect from 28/05/2006 being the date specified by the landlord in the notice of increase.

Chairman

Siddhan Cson

Dated

4/4/06

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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.