

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

**Housing Act 1988**

**Address of Premises**

91 Grass Valley Park  
Bodmin  
PL31 1DN

**The Committee members were**

J S McAllister FRICS (Chair)  
A J Lumby BSc FRICS  
Dr C W Gronow BSc PhD FBIM

**1. Background**

On 18<sup>th</sup> August 2005, Mrs. L. M. Heath, the tenant of the above property referred to the Committee an application under section 13 of the Housing Act 1988.

The landlords, Mr and Mrs P. Cousins, had issued a notice of increase dated 25<sup>th</sup> July 2005, proposing a rent of £645.00 per calendar month with effect from 27<sup>th</sup> August 2005.

The tenancy, which was unfurnished, commenced on 27<sup>th</sup> February 2004 for an initial term of 6 months. The current rent is £625.00 per calendar month which was fixed with effect from the above commencement date. There is a written tenancy agreement, a copy of which has been provided for the Committee. The tenant remains in occupation as a statutory periodic tenant.

**2. Inspection**

The Committee inspected the property on 13<sup>th</sup> October 2005 and found that it appeared to be in good condition for its age and character being a traditionally constructed modern semi-detached house. It had 3 bedrooms, living room, dining room, bathroom, fitted kitchen and cloakroom. There was gas central heating, Upvc double glazed windows, fitted carpets, cooker, washing machine and fridge/freezer

included in the tenancy. Outside there was an attached garage and study/office and gardens front and rear. The property is located on an estate of modern dwellings (it was the former show home) on the edge of the town about 1 mile from the centre.

### **3. Evidence**

The committee received written representations from both the landlord's agent, Countrywide Residential Letting, and the tenant and these were copied to both 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.

### **5. The decision**

As indicated above, in accordance with Section 14 of the Housing Act 1988 the Committee firstly had to consider the rent at which the property might reasonably be expected to be let in the open market by a willing landlord under an Assured tenancy. The Committee noted the rental evidence and opinion of the Landlord's agents. They also noted that the tenant had not provided an opinion of the reasonable rental value. She had stated that she was advised by the "Rent Service that rent of £625 was significantly high". After carefully considering the evidence and applying their own knowledge and experience of market rent levels in the area of Mid Cornwall the Committee concluded that the appropriate market rent for the property would be £645.00 per month.

In conclusion, the Committee assessed the open market rent for the property in the sum of £645.00 per month exclusive of council tax and rates.

This rent will take effect from 27<sup>th</sup> August 2005, being the date specified by the landlords in their notice of increase, as the Committee were satisfied that no undue hardship would be caused to the tenant having received no evidence on this issue.

Chairman      (Signed)  
                    J S McAllister FRICS

Dated:            1st November 2005

---

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.