

**Southern Rent Assessment Panel File Ref
No.**

CHI/40UF/MNR/2006/0067

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

Address of Premises

Flat 3, Porlock Fayre
High St
Porlock
Minehead
TA24 8PU

The Committee members were

Mr T George
Mr P Smith FRICS

1. Background

On 8th May 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 £450 per calendar month with effect from 2nd June 2006 is dated 2nd May 2006.

The tenancy commenced in November 1998. The tenant remains in occupation as a statutory periodic tenant. The current rent is £420 per calendar month.

2. Inspection

The Committee inspected the property on 3rd July 2006 and found it to be in fair condition for its age and character.

The premises comprised one bedroom, one living room, a kitchen, bathroom, hall and landing. The outside of the property appears watertight and reasonable.

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

- Roof installation and
- Floor tiling to the bathroom

In rented terms they are negligible.

3. Evidence

The committee received written representations from the landlord and/tenant and these were copied to the parties.

A hearing was held on 3rd July 2006 in Alcombe Village Hall, Marshfield Road, Minehead at which oral representations were made on behalf of the landlord and/tenant.

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 West Somerset and concluded that an appropriate market rent for the property would be £460 per calendar month. However the property is


not in the condition considered usual for a letting of this kind in the open market and consequently the following deductions are made;

- a) Tenants decorations £ 10 per calendar month
 - b) Lack of white goods £15 per calendar month
 - c) Carpets and curtains £15 per calendar month
- Total £40 per calendar month

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 £420 per calendar month.

This rent will take effect from 2nd June 2006 being the date specified by the landlord in the notice of increase.

Chairman 

Dated 26 July 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.