

## **EASTERN RENT ASSESSMENT PANEL**

### **SUMMARY OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 11<sup>th</sup> OCTOBER 2006 TO DETERMINE A MARKET RENT IN RESPECT OF FLAT 7, 1 ST MICHAELS ROAD, BEDFORD, MK40 2LY**

File Reference No.:	CAM/09UD/MNR/2006/0053
Landlord:	Mrs J Masterson, 262, Goldington Road, Bedford MK40 3EF
Tenant:	Ms M Innes
Existing Rent:	£65.00 per week
Rent Proposed by Landlords:	£75.00 per week including Council Tax £3.10, Water rates £2.10 and Services £3.10 total £8.30
Rent Determined by Committee:	£70.00 per week including Council Tax £3.10, Water rates £2.10 and Services £3.10
Members of the Committee:	Mr JR Morris (Chairman) Mr RC Petty FRICS Mr PA Tunley
Clerk to the Committee:	Mr J Childe

#### **The Tenancy**

The Tenancy appears to be a contractual Assured Shorthold Tenancy that commenced on 21<sup>st</sup> May 2002. The tenancy is subject to Section 11 of the Landlord and Tenant Act 1985.

#### **The Application**

The Landlord by a notice in the prescribed form dated 26<sup>th</sup> August 2006 proposed a new rent of £75.00 including Council Tax £3.10, Water rates £2.10 and Services £3.10 total £8.30 per week to commence on the 6<sup>th</sup> October 2006. On the 13<sup>th</sup> September 2006 the Tenant applied to the Rent Assessment Panel.

#### **The Property:**

The Property is situated in a Building which is a second floor flat in a three storey converted semi-detached house of seven flats two of which are self-contained. The Building is constructed of brick under a tile roof built circa 1903. Access to the Property is through a common hall from which rises stairs to the second floor landing off which is the Property. There is additional access to the Property at the rear of the Building via a fire escape. The flat comprises a lobby off which is a kitchen/diner and bedroom/living room. Sadia type heater provides hot water to the sink unit. Space heating is by an electric fire in the kitchen/diner and storage heater in the bedroom/living room. The Property was originally let furnished although the Tenant has renewed the furniture except a table, cooker and fridge. There is a bathroom on the first floor, which has a bath, shower cubicle with electric shower, washbasin and wc. A Sadia style immersion tank provides hot water for the bath; the washbasin has cold water only. On the ground floor there is a shower room with electric shower, washbasin and wc. Sadia type heater provides hot water to the washbasin. Both are shared with five other units. Outside there is hard standing to the front of the Property and there is side access to a garden at the rear. The Tenant has shared use of the garden. The property is situated on the edge of the town centre

#### **Condition:**

The Committee inspected the property in the presence of the Tenant. Externally the Building is in fair condition. Internally common areas are basic and rather neglected. The hall and stair lights are on permanently due to vandalism of the switches. The Property is basic. The kitchen has some modern fitted units although the sink unit is dated and on the day of the inspection it was leaking. The shared facilities were dated and basic. Carpets and curtains were provided although the Tenant uses her own curtains. The Building has fire equipment and emergency lighting.

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**Law:**

Sections 13 and 14 of the Housing Act 1988 apply.

**Hearing Submissions**

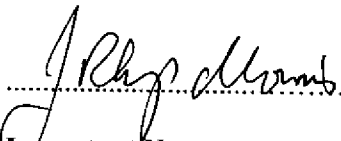
The Tenant said that the landing light was defective and that there is no hot water in the wash hand basin on the first floor. The Landlord stated that a new kitchen had been installed. Allegations made by the Tenant concerning unauthorised access to her flat or the meter being full are not within the Committee's jurisdiction.

**Open Market Rent**

The Tenant referred to a property on Kimbolton Road, Bedford let at £280 per calendar month which equates to £65.0 per week by way of evidence of rent of a comparable property. The Landlord stated that all the Properties in the house were different although the most similar was let at £75 per week. The Committee used the knowledge and experience of its members and determined that a market rent for the subject property, is £70.00 per week including Council Tax £3.10, Water rates £2.10 and Services £3.10.

**Market Rent for subject property £70.00 per week including Council Tax £3.10, Water rates £2.10 and Services £3.10**

The Committee determined that in accordance with section 14 (1)(a) and (b) Housing Act 1988 the new rent should commence from the beginning of the period of the Tenancy and having taken account of section 14 (7) Housing Act 1988, determined that the increased rent should take effect from the 6<sup>th</sup> October 2006.

.....JR Morris, Chairman

**Important Note:**

**This is a summary of the Committee's reasons for its decision. Should you require more detailed reasons, they can be supplied but only if a written request for such reasons is received by the Panel Office within 21 days form the receipt of this document. The papers will then be returned to the Chair for such detailed reasons to be prepared.**

**Caution:** The Committee inspected the subject property for the purposes of reaching this decision. The inspection was not a structural survey and any comments about the condition of the property in this Statement must not be relied upon as a guide to the structural or other condition of the property.