

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

**Housing Act 1988**

**Address of Premises**

6 Trematon Terrace, Mutley, Plymouth PL4 6QS
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**The Committee members were**

D G Willis (Chairman) M C Woodrow MRICS
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**1. Background**

On 11<sup>th</sup> October 2005 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 £90.00 per week with effect from 1<sup>st</sup> December 2005 is dated 20<sup>th</sup> October 2005.

The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £75.00 per week.

**2. Inspection**

The Committee inspected the property on Wednesday 16<sup>th</sup> November 2005 and found it to be in fair condition. Generally fixtures and fittings are dated and the windows in need of replacement or overhaul.

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

The replacement of kitchen units and surfaces.

Central heating arranged through the warm front scheme together with loft insulation.

The following services are provided for the tenant.

None

### **3. Evidence**

The committee received written representations from the tenant and these were copied to the Landlord. The Landlord replied on the 4<sup>th</sup> November 2005 stating that he was content for the case to proceed without a hearing.

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.

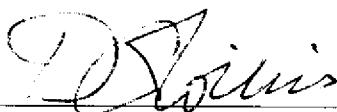
In coming to its decision the Committee had regard to the evidence supplied by the parties and the members' own general knowledge of market rent levels in the area of Plymouth and concluded that an appropriate market rent for the property would be £90.00 per week to reflect the current condition of the property and disregarding the qualifying tenant's improvements.

### **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 £90.00 per week.

This rent will take effect from 1<sup>st</sup> December 2005 being the date specified by the landlord in the notice of increase.

Chairman

  
D G Willis (Chairman)

Dated 16<sup>th</sup> November 2005

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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.