

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

Address of Premises

3 Matlock Lodge,
St.Lukes Road,
Torquay TQ2 5NX

The Committee members were

Mrs T C Clark (Chair)
W H Gater FRICS IRRV

1. Background

On 8th April 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 £165.00 per week with effect from 1st May 2005 is dated 1st March 2005.

The tenancy is a periodic tenancy which commenced in November 2001. The current rent is £545.00 per month.

2. Inspection

The Committee inspected the property on Tuesday 7th June 2005 and found it to be internally in very good condition, however some external wants of repair including some missing slates are required. Externally fair condition.

The following qualifying tenant's improvements had been made to the property.
Various qualifying tenant's improvements have been carried out as detailed in the correspondence.

The following services are provided for the tenant.

None

3. Evidence

The committee received written representations from both landlord's and tenant's representatives 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.

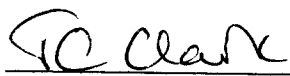
In coming to its decision the Committee had regard to the evidence supplied by the parties and the members' own general knowledge of market rent levels in the area of Torbay and concluded that an appropriate market rent for the property would be £165.00 per week but deducted £30.00 per week for qualifying tenant's improvements and remaining items of disrepair.

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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 £135.00 per week.

This rent will take effect from 1st May 2005 being the date specified by the landlord in the notice of increase.

Chairman 
Mrs T C Clark

Dated 7th June 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.