

**Midland Rent Assessment Panel
No.**

File Ref BIR/00FN/MNR/2005/0139

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

**Address of Premises
were**

36 Hampden Road
Leicester
LE4 9EP

The Committee members

Mr W J Martin
Mr G Freckleton FRICS
Mrs S Seth

1. Background

On 19 September 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 £500.00 per month with effect from 10 October 2005 is dated 17 August 2005.

The tenancy commenced on 10 April 1995 for a term of 10 years. The tenant remains in occupation as a statutory periodic tenant. The current rent is £400.00 per month.

2. Inspection

The Committee inspected the property on 24 November 2005 and found it to be in fair condition.

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

- Laminate floors in reception rooms and hall
- Fire surround
- Internal door to kitchen
- Carpets upstairs
- Garden slabbing and fencing

3. Evidence

The committee received written representations from the landlord and tenant 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 members' own general knowledge of market rent levels in the area of Leicester and concluded that an appropriate market rent for the property would be £425.00 per month.

Concudo.

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 £425.00 per month.

This rent will take effect from 24 November 2005 the committee being satisfied that undue hardship would otherwise be caused to the tenant.

Chairman Mr Martin

Dated 24 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.

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