

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

**Address of Premises**

10 Scratton Path, Ogwell, Newton Abbot TQ12 6YG
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**The Committee members were**

Miss K Firth-Butterfield (Chair) E G Harrison FRICS P G Groves
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**1. Background**

On 17<sup>th</sup> January 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 £495.00 per calendar month with effect from 27<sup>th</sup> January 2005 is dated 17<sup>th</sup> December 2004.

The tenancy commenced on 27<sup>th</sup> May 2002 for a term of 6 months. The tenant remains in occupation as a statutory periodic tenant. The current rent is £475.00 per calendar month.

**2. Inspection**

The Committee inspected the property on 8<sup>th</sup> March 2005 and found it to be in generally fair condition but requiring painting and glazing replacement.

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

None

The following services are provided for the tenant.

None

### **3. Evidence**

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

A hearing was held at Newton Abbot on Tuesday 8<sup>th</sup> March 2005 in the Town Council Offices at which oral representations were made by and 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.

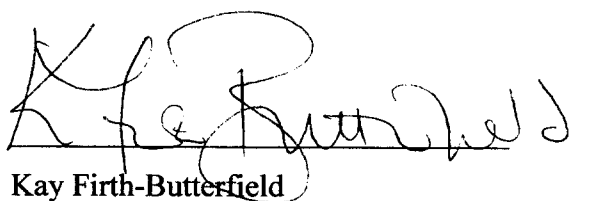
In coming to its decision the Committee had regard to the evidence supplied by the parties and the members' own general knowledge of market rent levels in the area of South Devon and concluded that an appropriate market rent for the property would be £475.00 per month.

## **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 £475.00 per calendar month.

This rent will take effect from 27<sup>th</sup> January 2005 being the date specified by the landlord in the notice of increase.

Chairman



Kay Firth-Butterfield

Dated 8<sup>th</sup> March 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.