

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

**Housing Act 1988**

**Address of Premises**

Green Farm, Maer Lane  
Littleham, Exmouth  
Devon EX8 5DB

**The Committee members were:**

Mr M T Creek MBE (Chair)  
Mr E G Harrison FRICS  
Mr M J Sharples FRICS

**1. Background**

On December 13<sup>th</sup> 2003, 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, proposing a rent of £850.00p per calendar month with effect from January 4<sup>th</sup> 2004 is dated November 10<sup>th</sup> 2003.

The assured tenancy commenced during August 2003 following an agricultural occupancy. The current rent is £0.00p.

**2. Inspection**

The Committee inspected the property on February 17<sup>th</sup> 2004 and found it to be in good condition. The property, a large detached farm house consisted of a living room, kitchen, bathroom and four first floor bedrooms with a garage and garden.

**3. Evidence**

The Committee received written representation from both the landlord and tenant's agents and these were copied to both parties.

A hearing was held at the Committee Room, Town Hall, Exmouth Town Council, St Andrews Road, Exmouth EX8 1AN also on Tuesday February 17<sup>th</sup> 2004 at which oral representation was made by both the landlord and the tenant.

**4. The law**

In accordance with the terms of Section 14 of the 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 any 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 throughout the East Devon area and

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Green Farm, Maer Lane, Littleham, Exmouth (2)

Concluded that an appropriate market rent for the subject property would be **£825.00p per calendar 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 **£825.00p per calendar month.**

The rent will take effect from January 4<sup>th</sup> 2004, the date specified by the landlord in the notice of increase, the Committee receiving no evidence that undue hardship would otherwise be caused to the tenant.



Michael T Creek Chairman

February 18<sup>th</sup> 2004

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 at the Panel Office which must be made within 21 days from the date of issue of this document.