

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

24 Long Ground
Frome
Somerset

The Committee members were

M J Greenleaves Chairman
P G Harrison FRICS

Background

1. On 29th September 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.
2. The landlord's notice, which proposed a rent of £550 per month with effect from 1st November 2003 is dated 10th September 2003.
3. The Committee was required under Section 14 of the Housing Act 1988 to determine the rent at which it considered that the property might reasonably be expected to be let in the open market by a willing landlord under an assured tenancy on the basis set out in that Section
4. The tenancy is a periodic tenancy which commenced in February 1994. The current rent is £35 per week

Inspection

5. The Committee inspected the property on 31st October 2003 and found it to be in fair condition.
6. The property is a small end of terrace two storey house with cellar, including a two storey extension at the rear. The ground and first floors comprise two living rooms and kitchen on the ground floor, with three bedrooms and bathroom on the first floor. There is no double glazing: there are metal framed and sash cord windows; some sashes are broken. Some of the external sills are rotten. There is evidence of dampness. There is no central heating, Externally, there is some

evidence of mild subsidence. There are gardens to the front and rear, the front garden being separated from the house by a communal footpath. There is no garage or off-street parking.

7. The following qualifying tenant's significant improvements had been made to the property:
 - a) Installation of a gas supply
 - b) Provision of all kitchen units other than the sink unit
 - c) Installation of gas fires in the living rooms
 - d) Floor coverings.
 - e) Bathroom tiling and other minor improvements
 - f) Doors and fencing

Evidence

8. The committee received written representations from the landlord and tenant and these were copied to the parties
9. Neither party requested a hearing at which oral representations could be made.

The law

10. 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.
11. 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.
12. 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 immediate locality and concluded that an appropriate market rent for the property would be £115 per week.
13. The Committee had been referred by the Landlord to 11 Adderwell Road, Frome a 3 bedroom mid-terrace property nearby, which it also inspected externally. The property is to let at £475 per month and appears to be modernised but unfurnished.

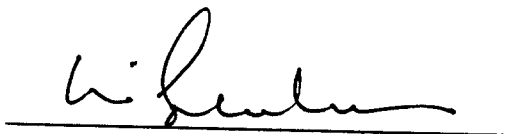
14. The Committee took into account all of the items referred to in the Tenant's written representations to the extent that they had a material effect on the rental value of the property.
15. To assess the appropriate rent to be determined for the property the Committee took into account the following deductions:

Item	£ per week
Carpets and curtains	5
Tenant's decorations	6
Kitchen fittings	3
Central heating	6
Disrepair	5
No parking	2
Gas supply	2
Total	29

The decision

16. The Committee therefore concluded that the rent at which the property might reasonably be expected to be let on the open market would be £86 per week. The rent is given in weekly terms as the previous rent was so based.
17. This rent will take effect from 1st November 2003 being the date specified by the landlord in the notice of increase.

Chairman



Dated

31st October 2003

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.