

Rent Assessment Committee: Summary reasons for decision.

Housing Act 1988

Address of Premises

Church Cottage
Farringdon
Exeter EX5 2HY

The Committee members were

T E Dickinson BSc FRICS (Chairman)
P J R Michelmores FRICS
Dr M L James MA BA FRSA

1. Background

On 21st July 2006 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 £350.00 per calendar month with effect from 1st August 2006 is dated 12th June 2006.

The tenancy is an assured periodic tenancy which commenced on 1st February 1990. The current rent is £258.00 per calendar month.

2. Inspection

The Committee inspected the property on 6th September 2006 and found it to be in poor condition. The exterior of the building is in generally poor condition with an ageing slated main roof, a rusting galvanised iron roof to the kitchen, defective chimney stacks, noticeably defective wall renderings, rotted joinery and poor decorations.

In addition there is evidence of ongoing structural movement.

Internally, there is evidence of rising and penetrating dampness, condensation, defective flooring to the living room and internal structural movement to the floors, walls and ceilings.

The following qualifying tenant's improvements had been made to the property.
Replacement of wc and whb, tiling around the bath, some repairs to the lounge floor,
part relaying of the tiles to the hall floor and replacement of the taps to the kitchen
sink.

3. Evidence

The committee received a completed reply form from the tenant requesting a hearing and this was copied to the landlord. A hearing was duly arranged at the subject property and held during and following the inspection on the 6th September 2006. The landlord was not present or represented and oral representations were received from the 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.

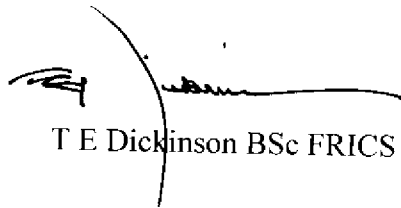
In coming to its decision the Committee had regard to the evidence supplied by the parties and the members' own general knowledge of market rent levels in the area of East Devon and concluded that an appropriate market rent for the property would be £300.00 per month.

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 £300.00 per month in its present condition.

This rent will take effect from 1st August 2006 being the date specified by the landlord in the notice of increase.

Chairman



T E Dickinson BSc FRICS

Dated 6th September 2006

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.