

Rent Assessment Committee: Summary reasons for decision:

Housing Act 1988

Address of Premises

**46 Woolbarn Lawn,
Barnstaple, Devon EX32 8PQ**

The Committee members were:

**M T Creek MBE (Chair)
M J Wright FRICS FAAV**

1. Background

On October 18th 2004, 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 £475.00p per month with effect from December 1st 2004 is dated October 12th 2004.

The tenancy is a periodic tenancy commencing on April 1st 1992. The current rent is £395.00p per month including water rates paid by the landlord.

2. Inspection

The Committee inspected the property on Tuesday December 7th 2004 and found it to be in fair condition. Externally, the property was in need of repair to woodwork. The walls had cracked rendering and was in need of redecoration.

The only qualifying tenant's improvements seen was by way of provision of two carpets to bedrooms.

No services were provided for the tenant with the exception of Water Rates currently at £46.00p per month.

3. Evidence

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

Neither party requested a hearing at which oral representation could be made.

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 considered the subject property might reasonably be expected to be let on the open market by a willing landlord under an assured tenancy.

In doing so, 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.

4 The law (cont:)

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 wider area of Barnstaple and North Devon and concluded that an appropriate market rent level for the subject property would be **£465.00p** 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 **£465.00p per month inclusive of water rates.**

This rent will take effect from December 1st 2004, being the date specified by the landlord in the notice of increase.

M. T. 

Chairman

Dated December 7th 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 which must be made within 21 days from the date of issue of this document.