

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

45 Elms Lane
Wolverhampton
West Midlands
WV10 7JS

The Committee members were

CH: Mr D. Jackson
V: Mr S. Berg
LM: Mrs C.L. Smith

1. Background

On 26/6/06 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 £500 per month with effect from 1/7/06 is dated 9/5/06

The tenancy commenced on for a term of months/years. The tenant remains in occupation as a statutory periodic tenant. The current rent is £..... per

The tenancy is a periodic tenancy which commenced on 13/5/95. The current rent is £120 per month.

The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £..... per

2. Inspection

The Committee inspected the property on 7/9/06 and found it to be in good/~~fair~~/~~poor~~* condition.*

[Brief description of condition]

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

As stated in Schedule A to ^{Tenant's} Agreement there were no improvements made.

The Committee was unable to gain access at the appointed time in order to inspect the property internally and therefore made an external inspection only.*

The following services are provided for the tenant.

3. Evidence

The committee received written representations from the landlord and/tenant and these were copied to the parties/ ~~No written representations were received from the landlord/tenant/either party.*~~

~~Neither party requested a hearing at which oral representations could be made.*~~

A hearing was held aton 7/5/07 in at which oral representations were made by/on behalf of* the landlord and/tenant.* ~~The landlord/tenant* was not present or represented.*~~

A hearing was arranged for.....onin.....but neither party attended.*

The Committee agreed with the evidence given by the Owner
for the Landlord and the Best for the Tenant that the
market rent for a 3 bed-room end terrace property in
his location ^{and condition} is £325 per week. However in view of
the substantial and wide ranging improvements carried
out by the Tenant the Tribunal agreed with the Owner
that the value of the property should be ~~£325~~ £350 per week
a small 10% (20%) of current market value when
valuing the property. In opinion the Tribunal
is clear on this.

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 Wexham and concluded that an appropriate market rent for the property would be £100 per ~~week~~/fortnight/month/quarter.**

Note: the Committee may want to indicate here any particularly compelling market rental evidence on which it relied.

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 £100 per ~~week~~/fortnight/month/quarter/inclusive ofin respect of services.*

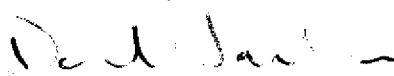
This rent will take effect from 1/7/06 being the date specified by the landlord in the notice of increase.*

This rent will take effect from the committee being satisfied that undue hardship would otherwise be caused to the tenant.*

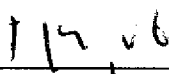
The Committee agreed with the evidence given by the tenant for the Respondent and the landlord for the Applicant that the market rent for a 3-bed semi-detached property in this location was £500 per month. However in view of the substantial and wide range of rents in the area and the fact that the Respondent's offer of £100 per month was a significant discount on the market rent, the Committee decided to set the rent at £100 per month. The Committee also agreed that the Respondent should be allowed to deduct a sum of £100 per month from the rent to cover the cost of the repairs and maintenance of the property. The Committee also agreed that the Respondent should be allowed to deduct a sum of £100 per month from the rent to cover the cost of the repairs and maintenance of the property.

It should be noted that the tenancy contains a variable service charge within the meaning of section 18 of the Landlord and Tenant Act 1985. It follows that in accordance with Housing Act 1988, section 14(4) the rent determined by the Committee for the purposes of this application is exclusive of that service charge which will therefore be recoverable in addition to the rent determined.

Chairman



Dated



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.

