

Rent Assessment Committee: Summary reasons for decision.
Housing Act 1988

Address of Premises

65 Goodwood Road
Southsea
Portsmouth PO5 1NN

The Committee members were

Mr A J Mellery-Pratt FRICS
Mr D Lintott FRICS
Mr P R Owen

1. Background

On 17 October 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, which proposed a rent of £100.00 per week with effect from 17 November 2003 is dated 14 October 2003.

The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £82.50 per week.

2. Inspection

The Committee inspected the property on 9th December 2003 and found it to be in fairly good condition.

The house is terraced and comprises a lounge and large kitchen, together with a small rear hall with bathroom off, on the ground floor and two bedrooms and a box room on the first floor. The property has been reroofed although there was evidence of severe damage to the ceiling in the box room, caused by water penetration, although this appeared to be dry at the time of the inspection. There was however some damp

penetration beneath the bathroom window. The external decorations were in poor condition.

There was no heating to the house apart from two gas fires in the lounge and kitchen. Hot water is provided by a multipoint gas water heater.

The committee was advised that the tenant had arranged for the property to be rewired approximately 20 years previously. However the new tenancy has taken effect much more recently and this item no longer falls to be included as a tenant's improvement. The committee were not advised of any other tenants improvements.

3. Evidence

No written representations were received from either party.

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

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 members' own general knowledge of market rent levels in the general Portsmouth area and concluded that an appropriate market rent for the property if let on an assured short hold tenancy with all the necessary amenities expected by tenant's at the present time, would be £127.00 per week. However, the following deductions were made to make allowance for the lack of amenities at the subject property:-

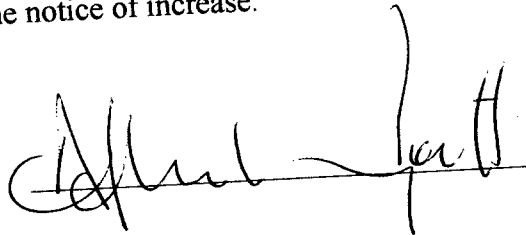
No carpets, curtains or white goods	£13
No full central heating	£13
Tenants internal decorations liability	£7
Disrepair	<u>£8</u>
	£41

This resulted in a net rental of £86.00 per week

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 £86.00 per week. This rent will take effect from 17th November 2003 being the date specified by the landlord in the notice of increase.

Chairman



Dated

23rd December 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.