

Rent Assessment Committee: Summary reasons for decision.

Housing Act 1988

Address of Premises

23 Brighton Road
Cheltenham
Gloucestershire
GL52 6BA

The Committee members were

Mr I R Perry Bsc (Est Man) FRICS
Mr J R Boddy MRICS
Mr C G Thompson

1. Background

On 21 January 2005 the Rent Assessment Committee received an application to refer a notice proposing a new rent under section 13 of the Housing Act 1988.

The landlord's notice, which proposed a rent of £560.00 per calendar month with effect from 2 February 2005 is dated 29 December 2004.

The tenancy commenced on 3 February 2000 and the tenant remains in occupation as a statutory periodic tenant. The current rent is £415.00 per calendar month.

2. Inspection

The Committee inspected the property on 21 March 2005 and found it to be a detached pre-fabricated bungalow, probably built about 1950 offering accommodation on one level comprising an entrance hall, living room, two bedrooms, shower room with wc and kitchen. There are pleasant gardens to front and rear and night storage heaters in most principle rooms. The carpets and curtains throughout are provided by the tenant.

3. Evidence

The committee had received written representations from the landlord and tenant and these were copied to the parties.

Neither party requested a hearing at which all 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.

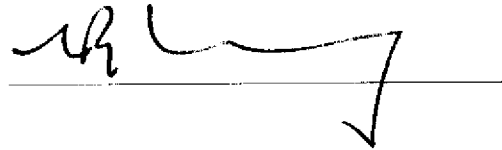
In coming to its decision the Committee had regard to the evidence supplied by the parties and the members' own general knowledge of market rent levels in the area of Cheltenham and concluded that an appropriate market rent for the property would be £525.00 per month.

However, the Committee noted that the property was not in a condition that would normally be let in the open market and felt that deductions should be made for the lack of fitted carpets and curtains, by the landlord, the lack of a full kitchen and the absence of a bath. The Committee decided that deductions of approximately £50.00 should be made to reflect these and decided that an appropriate market rent for the property in its existing condition would be £475.00 per month.

5. The decision

The Committee therefore concluded that the rent to be registered should be £475.00 per month and that this rent will take effect from 2 February 2005 being the date specified by the landlord in the notice to increase.

Chairman

A handwritten signature in black ink, appearing to be 'H. L.', written over a horizontal line. A large checkmark is drawn to the right of the signature.

Dated

24.3.05

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.