

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

Address of Premises

1 Grove Bungalow
Cakebole
Chaddesley Corbett
DY10 4RF

The Committee members were

Mr I D Humphries BSc (Est Man)
FRICS
Mr J Dove
Mrs C L SMith

1. Background

On ...22/12/92... 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 £575.00 per month with effect from ...12/1/92... is dated ...30/1/92...

The tenancy commenced on 12/2/92 for a term of 12 months/years. The tenant remains in occupation as a statutory periodic tenant. The current rent is £60.00 per week.

~~The tenancy is a periodic tenancy which commenced on The current rent is £..... per.....~~

~~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 10/12/97... and found it to be in ~~good/fair/poor~~* condition.* Fair structural condition although there was evidence of damp on the wall between the hall and kitchen and also the side wall of the main bedroom, the radiator and radiators were not working and the drive surface was in poor condition. There were old switches and chock bound electric cable in the property and generally it was due for some modernisation although the landlords had installed double glazing.

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

- 1) A NEW GARDEN GATE
- 2) A LUNDS TOOL SHED
- 3) REPLACEMENT KITCHEN WORK TOPS
- 4) SKIRTING BOARDS HAD BEEN FITTED TO THE LUNGE AND HALL
- 5) NEW WINDOW CILLS IN THE LUNGE
- 6) NEW CURTAIN RAILS IN THE LUNGE AND 2 BEDROOMS

However, while agreeing that these items were improvements the committee held that they would have little effect on the ~~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.~~

RENTAL VALUE OF THE PROPERTY AND MAKE NO REDUCTION FROM THE MARKET RENT TO REFLECT THE VALUE OF ^{THE} TENANT'S IMPROVEMENTS.

3. Evidence

delete/

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.*~~

KIDDERMINSTER TOWN HALL

A hearing was held at on 19/12/02 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 on in but neither party attended. *~~

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.

Decide / 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 KIDDERMINSTER and concluded that an appropriate market rent for the property would be £20.00 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

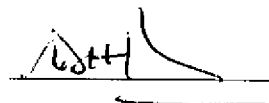
The Committee therefore concluded that the rent at which the property might reasonably be expected to be let on the open market would be £80.00 per week/fortnight/month/quarter /inclusive of in respect of services. *

This rent will take effect from ... 12/11/02 being the date specified by the
andlord 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. *~~

~~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

 1-D H.M.P. 4/2105

Dated 18/12/02

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.