

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

Address of Premises

39 Wilton Street
Plymouth
Devon
PL1 5LU

The Committee members were

Mr T E Dickinson BSc FRICS
Mr P J R Michelmore FRICS
Mr P Groves

1. Background

On 7th February 2006 the tenant of the above property referred to the Committee an application under section 22 of the Housing Act 1988.

The tenancy is a periodic tenancy which commenced in October 2005. The current rent is £210 per week.

2. Inspection

The Committee inspected the property on 19th April 2005 and found it to be in fair condition.

The property comprised an End Terraced House incorporating a small shop on the ground floor used by the Tenant as a dining room.

External repair is fair, although the main pitched roof covering is ageing and has some slates supported by lead tingles. The balustrading to the back roof terrace is unsafe, rendering the terrace unusable. There is also evidence of some weathering to the roof parapets and minor cracking to the wall renderings.

Internally, the alarm system does not work and there is no mains fire detection system. The Tenant complained of some ill fitting windows, dampness in some areas and black-spot moulding due to condensation. There is no

window or mechanical ventilation to the basement room beneath the former shop premises.

3. Evidence

No written representations were received from the either party.

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

4. The law

In accordance with the terms of section 22 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 22, ignored the effect on the rental value of the property of any relevant tenant's improvements as defined in section 22 of that Act.

In coming to its decision the Committee had regard to the members' own general knowledge of market rent levels in the area of Plymouth and concluded that an appropriate market rent for the property would be £175 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 £175 per week.

This rent will take effect from 7th February 2006 the committee being satisfied that undue hardship would otherwise be caused to the tenant.

Chairman Mr T E Dickinson BSc FRICS

Dated 19th April 2006
