

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

**Address of Premises**

5 Chickerell Road  
Weymouth  
Dorset DT4 8HX

**The Committee members were**

Mr A Mellery-Pratt FRICS (Chairman)  
Mr P Harrison FRICS

**1. Background**

On 28<sup>th</sup> April 2004 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 £500.00 per month with effect from 31<sup>st</sup> May 2004 is undated but the Committee has seen a bailiff's report confirming service of the notice on 13<sup>th</sup> April 2004.

The tenancy is a periodic tenancy, which commenced in about 1995. The current rent is £300.00 per month.

**2. Inspection**

The Committee inspected the property on 24<sup>th</sup> June 2004 and found it to be in fair condition. However there was evidence of bad dampness to the rear of the property and signs of rising dampness. This is a spacious one bedroom terraced house, close to all amenities. There is a small steeply rising rear garden but no parking space. The property is fully furnished.

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

Gas convector heater in the lounge

Replacement of Landlord's washing machine and fridge

### **3. Evidence**

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

A hearing was held at Weymouth Town Hall on 24<sup>th</sup> June 2004 at which oral representations were made by the landlord and tenant.

### **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.

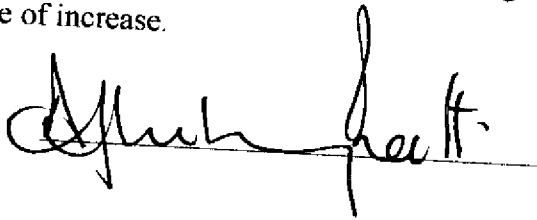
In coming to its decision the Committee had regard to the evidence supplied by the parties, and the members' own general knowledge of market rent levels in the area of west Dorset, and the condition of the property and concluded that an appropriate market rent for the property is £440.00 per month.

**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 is £440.00 per month.

This rent will take effect from 31<sup>st</sup> May 2004 being the date specified by the landlord in the notice of increase.

Chairman



Dated

19<sup>th</sup> July 2004

---

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.