

**Rent Assessment Committee: Summary reasons for decision.**

**Housing Act 1988**

**Address of Premises**

13 Granby Grove  
Highfield  
Southampton SO17 3RY

**The Committee members were**

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

**1. Background**

On 8 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 £695.00 per calendar month with effect from 1 November 2003 is dated 1 August 2003.

The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £367.50 per calendar month.

**2. Inspection**

The Committee inspected the property on 9<sup>th</sup> December 2003 and found it to be in fairly good condition

The house is semi-detached and situated quite close to Southampton University which means that all available on-street car parking is used by students. The accommodation comprises a hall, lounge, dining room and small kitchen on the ground floor with two double and one single bedroom, together with a bathroom, on the first floor. There is gas-fired central heating with radiators in all rooms except the kitchen.

Externally there is a small front garden with hardstanding for one car and there is a pleasant rear garden.

The property has generally been maintained in fairly good condition although the timber windows are beginning to show signs of rot. The kitchen is small for a house of this size.

Although a number of improvements have been carried out over the years, these were mostly done under the previous tenancy and do not fall to be considered in this instance. However more recently by the tenant has replaced the kitchen sink, and carried out some repairs to the fencing of the property.

### **3. Evidence**

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

A hearing was held at The Wells Place Centre in Eastleigh on the same day at which oral representations were made on behalf of the landlord and by the 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.

The parties had provided evidence of rentals of other properties on the market in the area and these provided a conflicting range of rental figures. The committee decided that the market rental for the property in good condition with all the facilities that would be expected for an assured shorthold letting was £700.00 per month, from which a deduction of £126.00 was made to allow for the lack of amenities and for tenant's obligations that would not exist in a market letting.

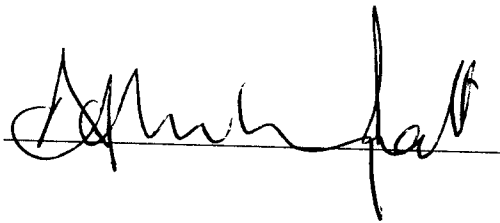
In coming to its decision the Committee had regard to the evidence supplied by the parties and the members' own general knowledge of market rent levels in the general Southampton conurbation and concluded that an appropriate market rent for the property would be £574.00 per month.

#### **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 would be £574.00 per month.

This rent will take effect from 1<sup>st</sup> November 2003 being the date specified by the landlord in the notice of increase.

Chairman



Dated

23<sup>rd</sup> December 2003

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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.