

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

Thornleigh Cottage
Puncknowle
Dorchester
DT2 9BN

The Committee members were

Miss S Casey – Chairman
Mr T Dickinson BSc FRICS
Mr J Orme TD

1. Background

On 31 July 2006 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 £520.00 per month with effect from 31 July 2006 is dated 20 June 2006.

The tenancy is a periodic tenancy which commenced on 27 May 2006. The current rent is £97.50 per month. The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £97.50 per month.

2. Inspection

The committee inspected the property on 13 November 2006 and found it to be in fair condition but lacking in modern amenities.

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

In the bathroom, installation of an electric shower and tiling to two sides of the bath.

3. Evidence

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

A hearing was held at The Kings Arm Hotel, 30 High East Street, Dorchester, on 13 November 2006 at which oral representations were made by/on behalf of the tenant. The landlord was not present or represented.

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 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 Dorchester and South Dorset and concluded that an appropriate market rent for the property would be £450.00 per month.

The Committee were provided with a number of comparables which provided limited assistance. The comparables comprised of properties available to let photocopied from the local newspaper. This information was of limited use to the Committee because the Committee was not provided with detail of the interior presentation of those properties and were not aware as to what modern facilities were available within them for instance UPVC double glazing / central heating.

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 £450.00 per month.

This rent will take effect from 13 November 2006 the committee being satisfied that undue hardship would otherwise be caused to the tenant.

Chairman... Siobhan Gray

Dated... 30/11/06

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.