

Southern Rent Assessment Panel    File Ref No.    CHI/00HC/MNR/2  
003/0115

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

**Housing Act 1988**

**Address of Premises**

Woodhill Lodge Flat  
Woodhill  
Congresbury  
Bristol  
BS49 5AF

**The Committee members were**

Mr. J. S. McAllister FRICS  
Mrs. M. Hodge BSc (Hons) MRICS  
Mr. C. Thompson

**1. Background**

By an application dated 20th June 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.

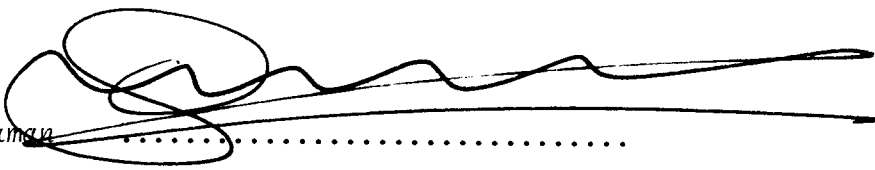
The landlord's notice, which proposed a rent of £90 per week with effect from 10th July 2003 was dated 4th June 2003.

The tenancy commenced in February 1996 for an unspecified term. The tenant remains in occupation as a statutory periodic tenant. The current rent is £75 per week.

**2. Inspection**

The Committee inspected the property on the 30th July 2003 and found it to be in reasonable condition for its age and character.

Briefly the property comprised a single storey flat apparently a former "granny annexe" attached to a two storey dwelling. The accommodation was, sitting room, kitchen, bedroom with ensuite shower room and W.C. Outside there was a small area of front garden and one car parking space. The tenant informed us that the property was let partially furnished and a brief description of the furniture was provided in the written representations by the tenant and copied to the landlord. The property was probably about 20 - 30 years old of traditional construction but with a felt flat roof. Apparently mains water and electricity were provided with drainage to a shared septic tank. There was no central heating with the property as such, merely two night storage heaters. Access to the property was over what appeared to be a private road shared with certain neighbouring properties.

Chairman  .....

Dated 14 AUG. 2003 .....

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.