

Rent Assessment Committee: Summary reasons for decision.

Housing Act 1988

Address of Premises

10 The Barracks
Parkend
Lydney
Gloucestershire
GL15 4HR

The Committee members were

Mr I R Perry BSc (Est Man) FRICS
Mr J R Boddy MRICS

1. Background

On 21 April 2005 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 £433.33 per month with effect from 1 June 2005 is dated 11 April 2005.

The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £280 per month.

2. Inspection

The Committee inspected the property on 1 July 2005 and found it to be in similar condition to when last inspected in February 2002.

Qualifying tenants improvements had been made to the property, as quoted in previous decisions.

3. Evidence

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

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

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 The Forest of Dean and concluded that an appropriate market rent for the property would be £300 per month.

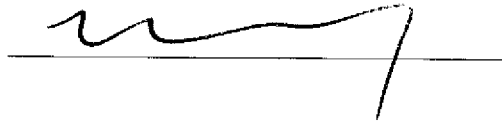
Note: the Committee may want to indicate here any particularly compelling market rental evidence on which it relied.

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 £300 per month.

This rent will take effect from 1 June 2005 being the date specified by the landlord in the notice of increase.

Chairman



Dated

7.7.05

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.

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