

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

FIRST FLOOR FLAT
1 DEVONSHIRE PLACE
BATH
AVON
BA2 4SW

The Committee members were

Mr G C M Young LLM
Mr S Hodges FRICS
Mr C S Gale

1. Background

On 17 October 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 £110 per week (£477 per calendar month) with effect from 1 December 2005 is dated 12 October 2005.

The tenancy is a periodic tenancy which commenced on 17 March 1992. The current rent is £103.85 (£450 per calendar month) per week.

2. Inspection

The Committee inspected the property on 7 November 2005 and found it to be in fair condition as previously described by the Committee except that a new water heater has been installed by the landlord in the bathroom.

3. Evidence

The committee received written representations from the tenant and these were copied to the parties. No written representations were received from the landlord.

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 Bath and concluded that an appropriate market rent for the property would be £110 per week (£477 per calendar 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 £110 per week (£477 per calendar month).

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

Century

16.11.09