

Rent Assessment Committee: Summary reasons for decision.

Housing Act 1988

Address of Premises

73 Lansdown Road
Old Town
Swindon
SN1 3ND

The Committee members were

Mr D.R.Hebblethwaite (Chairman)
Mr J.Reichel BSc MRICS
Mr C.Thompson

1. Background

On 12 August 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 £655.00 per month with effect from 1 September 2005 is dated 28 July 2005.

The tenancy is a periodic tenancy which commenced in August 1990. The current rent is £625.00 per month.

2. Inspection

The Committee inspected the property on 1 November 2005 and found it to be in fair condition. It is an old end terrace house with two living rooms, two double bedrooms

and a single, dining, kitchen and bathroom. There is a small rear and side garden with dilapidated outhouses. There is no off street parking. The property is near the Swindon town centre with full amenities and shopping. There is central heating and hot water from a combi boiler.

No qualifying tenant's improvements had been made to the property. Although the Tenant arranged and initially paid for a new ceiling to the dining room in 2004 she deducted the outlay from the rent.

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.

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

The Tenant submitted several comparables in the area with her representations.

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