

Rent Assessment Committee: Summary reasons for decision.

Housing Act 1988 – Section 14

Address of Premises

9 Grange Close
Stirchley
Telford
Shropshire
TF3 1EX

The Committee members were

Ch: Mrs Sherrilyn Bain – Warren
V: Mr R.H.S.Cooper FRICS
LM: Mrs C.L. Smith

1. Background

On 20th March 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 75.93 per week with effect from 3.4.2006 is dated 1.3.2006

The tenancy is a periodic tenancy which commenced on 2.2.2004 The current rent is £63.62 per week

2. Inspection

The Committee inspected the property on 5.7.2006 and found it to be in good condition.

Newly built, well decorated and double glazed. First floor flat with 2 bedrooms accessed from communal staircase. Security lights and electronic door system. No central heating but night storage heaters. Modern fitted kitchen and bathroom with shower above the bath. Parking space.

There are no tenants improvements

The following services are provided for the tenant.

Gardening for communal areas

Cleaning and maintenance of communal areas

Window cleaning

3. Evidence

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

The tenant requested a hearing at which oral representations could be made, but at the inspection indicated that he no longer wished to attend.

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 Telford and concluded that an appropriate market rent for the property would be £71.40 per week

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 £71.40 per week inclusive of £13.71 in respect of services.

This rent will take effect from 3.4.2006 being the date specified by the landlord in the notice of increase.

Chairman S Bain – Warren

Dated 12.7.06



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.