

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

15 Byron Road
New Milton
Hants BH25 7NX

The Committee members were

Mr M R Horton FRICS (Chairman)
Mrs C Newman JP

1. Background

On 23 December 2002 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 £117.00 per week with effect from 18 January 2003 is dated 13 December 2002.

The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £90.00 per week.

2. Inspection

The Committee inspected the property on 7 February 2003 and found it to be in fair condition. Nevertheless there was very little evidence of recent maintenance by the landlord with external paintwork in very poor condition while the windows were draughty, decayed in places and difficult to open and close. There was evidence of a roof leak.

In particular the property was cold with no central heating, dated wiring and poor ventilation.

The following qualifying tenant's improvements had been made to the property:-

Installed double power points in bedrooms.

The following services are provided for the tenant:-

None. It is understood no gas safety certificate has been supplied by the Landlord.

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 New Milton and this part of South Hampshire and concluded that an appropriate market rent for the property would be £97.00 per week.

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 £97.00 per week.

This rent will take effect from 18 January 2003 being the date specified by the landlord in the notice of increase.

(signed)

Chairman

M R HORTON

Dated 7 February 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.