

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

Address of Premises

1 Raleigh House
Raleigh Close
Sidmouth EX10 9TY

The Committee members were

T E Dickinson BSc FRICS (Chairman)
W H Gater FRICS IRRV

1. Background

On 23rd December 2004 the tenant of the 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 £450.00 per calendar Month with effect from 10th January 2005, is dated 9th December 2004.

The tenancy commenced on 10th May 1996 for a term of 6 months. The tenant remains in occupation as a statutory periodic tenant. The current rent is £375.00 per calendar month.

2. Inspection

The Committee inspected the property on 2nd February 2005 and found it to be in fair condition but have noted in particular the following:

- a) The ageing kitchen and sanitary fittings.

- b) The ageing and draughty double hung sash windows.
- c) The limited amount of space heating and the size of the small domestic hot water cylinder.
- d) The condensation problems in the kitchen.
- e) The lack of fire protection to both the interior of the flat and the common parts.

The Committee considered that there were no qualifying tenant's improvements.

3. Evidence

The Committee received written representations for the tenant and these were copied to the landlord's agents. No written representations were received from the landlord's agents.

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

4. The decision

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.

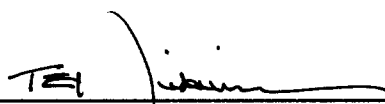
In coming to its decision the Committee had regard to the evidence supplied by the parties and the members own general knowledge of market rent levels in the area of East Devon and concluded that an appropriate market rent for the property would be £400 per calendar month.

5. *The Decision*

The Committee therefore concluded that the rent at which the property might reasonably be let on the open market would be £400 per month.

This rent will take effect from 10 January 2005 being the date specified by the landlord in the Notice of Increase.

Chairman



T E Dickinson BSc FRICS

Dated

4 February 2005

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.