

Rent Assessment Committee: Summary reasons for decision.

Housing Act 1988

Address of Premises

45 Noreuil Road
Petersfield
Hants
GU32 3BG

The Committee members were

Miss R Wynn-Jones (Chairman)
Mr.K.M.Lyons FRICS
Mr.P.Owen

1. Background

On 11th September 2003 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 £140 per week with effect from 1st November 2003, is dated 3rd September 2003.

The tenancy is a periodic tenancy which commenced in February 1996. The current rent is £120 per week.

2. Inspection

The Committee inspected the property on 28th October 2003, and found it to be in fair condition. The property was found to be a semi detached house comprising two living rooms with kitchen and bathroom on the ground floor, and on the upper floor, two double bedrooms and a small boxroom. This room was not suitable for use as a bedroom as the gas heating boiler was installed in it. The property had full gas central

heating. It had a good sized garden, but did not have the benefit of an off street parking space. Parking was available in the road, outside the property. The property was within reasonably distance of local amenities.

The Committee did not consider that any qualifying tenant's improvements had been made to the property.

3. Evidence

No written representations were received from either party, other than the objection from the tenant to the landlord's proposed rent, and the landlord's acknowledgement of that objection. 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 members' own general knowledge of market rent levels in the area of Petersfield, as no valuation evidence had been supplied by either party, and concluded that an appropriate market rent for the property would be £125 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 £ 125 per week.

This rent will take effect from 1st November 2003 being the date specified by the landlord in the notice of increase.

Chairman Rhannion Gwyn Jones

Dated 4th December 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.

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