

**Rent Assessment Committee: Summary reasons for decision.
Housing Act 1988 – Section 22**

Address of Premises

438 Radford Road
Radford
Coventry
CV6 3AE

The Committee members were

Mr A J Engel
Mr M Williams
Mrs E Everett

1. Background

On 15 June 2005 the tenant of the above property applied to the Committee for a determination under section 22 of the Housing Act 1988.

The tenancy commenced on 15 January 2005 for a term of 6 months. The current rent is £400.00 per calendar month.

2. Inspection

The Committee inspected the property on 17 August 2005 and found it to be in fair condition.

3. Evidence

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

A hearing was arranged for 2:30 pm on 17 August 2005 in Coventry but neither party attended.

4. The law

In accordance with the terms of section 22 Housing Act 1988 the Committee may make a determination of the rent at which it considers that the subject property might reasonably be expected to be let under an assured shorthold tenancy. However the committee may not make such a determination unless they consider-

- (a) that there is a sufficient number of similar dwellings-houses in the locality let on assured tenancies (whether shorthold or not); and
- (b) that the rent payable under the assured shorthold tenancy in question is significantly higher than the rent which the landlord might reasonably be expected to be able to obtain under the tenancy, having regard to the level of rents payable under the tenancies referred to in paragraph (a) above.

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 Coventry and concluded that an appropriate market rent for the property would be £350.00 per calendar month.

5. The decision

The Committee concluded that the conditions of section 22(3) are satisfied and determination that the rent at which the property might reasonably be expected to be let under an assured shorthold tenancy would be £350.00 per calendar month.

This rent will take effect from 15 June 2005 being the date specified by the landlord in the notice of increase.

Chairman Mr A J Engel

Dated 17 August 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.