

Rent Assessment Committee: Summary reasons for decision.

Housing Act 1988

Address of Premises

17 Walnut Road
Honiton
Devon EX14 2UG

The Committee members were

Mr T E Dickinson B Sc FRICS IRRV
Mr E G Harrison FRICS
Dr M L James MA BA FSVA

1. Background

On 1st August 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 £500.00 with effect from 10th August 2003 is dated 8th July 2003.

The tenancy is a periodic tenancy which commenced on 10th November 1998.

The current rent is £410.00 per month.

2. Inspection

The Committee inspected the property on 3 September 2003 and found it to be in good condition.

The property was found to be a centre terraced house with accommodation arranged as follows:

On the ground floor:

Entrance Hall

Living Room 4.5m x 3.4m (15.3 sq.m.)

Dining Area 3.2m x 2.45m (7.8 sq.m.) Opening to:

Kitchen 3.2m x 1.8m (5.8 sq.m.)

On the first floor:

Landing

Bedroom 1 4.35m x 2.6m (11.3 sq.m.)

Bedroom 2 3.1m x 2.14m (6.6 sq.m.)

Bedroom 3 2.2m x 2.1m (4.7 sq.m.)

Bathroom/WC 2.46m x 1.86m (4.6 sq.m.)

Outside:

There is a small garden area to the front, an enclosed rear garden and small patio together with a tandem car parking space in a communal parking area to the western side of the house.

The property has a gas fired central heating system but the windows are not double glazed. The property was originally let with carpets and curtain rails only.

3. Evidence

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

The Committee noted on inspection that a replacement gas fire had been fitted.

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.

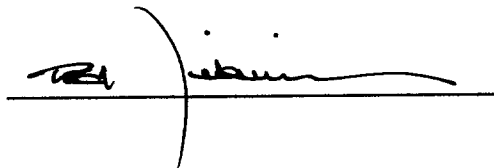
In doing so the Committee, as required by section 14(1), ignored the effect on the rental value of the property of any relevant tenant's improvements as defined in section 14(2) of that Act.

In coming to its decision the Committee had regard to the members' own general knowledge of market rent levels in the area of Honiton and Devon and concluded that an appropriate market rent for the property would be £475.00 per month.

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 £475.00 per calendar month exclusive of council tax, water rates and other outgoings.

Chairman

A handwritten signature in black ink, appearing to be "R. J. ...", written over a horizontal line.

Dated 11 September 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.