

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

23 CRAIL VIEW
CHELTENHAM
GLOUCESTERSHIRE
GL54 3QH

The Committee members were

Mr G C M Young LLM
Mr S Hodges FRICS
Mr C S Gale

1. Background

On 8 September 2005 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 £1216 per calendar month with effect from 14 September 2005 is dated 23 July 2005.

The tenancy is a periodic tenancy which commenced on 13 August 1997. The current rent is £1160 per calendar month.

2. Inspection

The Committee inspected the property on 7 November 2005 and found it to be in good condition as described in the previous decision of this committee.

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 Northleach and the surrounding area and concluded that an appropriate market rent for the property would be £975 per calendar month with the addition of £30 per calendar month in respect of the water rates paid by the landlord.

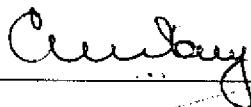
The Committee did not find evidence as to capital values of properties of help. However, the evidence of very recent lettings of 11 Nostle Road and 6 Bassett Road, both in Northleach, and both comparable to the subject property and within a very short distance of the property was helpful and indeed compelling. It was noted that the presence or absence of furniture in those two properties was not a significant feature in determining a final rental figure.

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 £1005 per calendar month.

This rent will take effect from 14 September 2005 being the date specified by the landlord in the notice of increase.

Chairman



Dated

18.11.05

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.