

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

Sportsview  
Beacon View road  
Godalming  
Surrey GU8 6DU

**The Committee members were**

Mrs H Bowers MRICS  
Mr H Preston JPFRICS  
Miss J Dalal

**1. Background**

On 10<sup>th</sup> August 2004 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 £750 per calendar month with effect from 11<sup>th</sup> October 2004, is dated 10<sup>th</sup> August 2004.

The tenancy is a statutory periodic tenancy by succession, which arose on the death of the former tenant and commenced on 8<sup>th</sup> July 2004. The current rent payable is £360 per calendar month

**2. Inspection**

The Committee inspected the property on 22<sup>nd</sup> September 2004 and found it to be in good condition.

The property is a three bed-roomed detached bungalow, dating from the 1930's. The property has gas fired central heating and UPVc double-glazing. The kitchen, bathroom and wiring in the bungalow are dated and are probably due for renewal.

### **3. Evidence**

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

The landlord and tenant held a hearing at Godalming on 22nd September 2004 at which oral representations were 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.

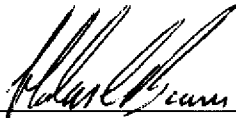
In so doing the Committee, as required by section 14(1), ignored the effect on the rental value of the property of any relevant tenant's improvements as defined in section 14(2) of that Act.

In coming to its decision the Committee had regard to the oral evidence given by the parties and to the members' own general knowledge of market rent levels in the area of Elstead and concluded that an appropriate market rent for the property would be £825 per calendar month. However, the property lacks the modern bathroom and kitchen and there are no carpets, curtains or white goods provided by the landlord and these are factors normally associated with open market rents. Additionally the wiring is dated. Accordingly we have adjusted the above rent to reflect these issues and made a deduction of £125 per calendar 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 £700 per calendar month.

This rent will take effect from 11<sup>th</sup> October 2004 being the date specified by the landlord in the notice of increase.

Chairman 

Dated 23<sup>rd</sup> September 2004.

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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.