

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

Address of Premises

2 Norfolk Place
Walsall
WS2 7BA

The Committee members were

Mr I D Humphries
Mrs M Robertson
Mr D Underhill

1. Background

On 26 September 2006 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 28 April 2006 for a term of 6 months. The current rent is £125.00 per week.

2. Inspection

The Committee inspected the property on 23 November 2006 and found it to be in poor condition due to the poor condition of the rainwater goods and excessive damp staining on two bedroom ceilings. The tenant had improved the property by decorating the living room and fitting new flooring in the dining room, hall and kitchen.

3. Evidence

The committee received written representations from the tenant and these were copied to the landlord. No written representations were received from the landlord.

Neither party requested a hearing at which oral representations could be made.

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 members' own general knowledge of market rent levels in the area of Walsall and concluded that an appropriate market rent for the property would be £100.00 per week.

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 £100.00 per week.

This rent will take effect from 26 September 2006 being the date of the tenant's application to the Rent Assessment Committee.

Chairman Mr I D Humphries

Dated 23 November 2006

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.