

Rent Assessment Committee: Summary reasons for decision.
Housing Act 1988

Address of Premises

150 High Street
Wollaston
Stourbridge
DY8 4PE

The Committee members were

Miss N Jackson
Mr N Thompson
Mrs K Bentley

1. Background

On 20 August 2006 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 £510 per month with effect from 28 September 2006, is dated 12 August 2006.

The tenancy is a periodic tenancy which commenced on 28 September 2005. The current rent is £475 per calendar month.

2. Inspection

The Committee inspected the property on 5 October 2006 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 11:45am on 5 October 2006 in Birmingham but neither party attended.

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 the area of Stourbridge and concluded that an appropriate market rent for the property would be £510 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 £510 per calendar month.

This rent will take effect from 28 September 2006 being the date specified by the landlord in the notice of increase.

Chairman Miss N Jackson

Dated 5 October 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.