

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

18 Calderfields Close, Walsall, WS4
2HR

The Committee members were

Mr De Waal
Mr Kington
Mr Underhill

1. Background

On 15 Jan 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 £ 72.93 per week ^{inc £6.49 fixed service charge} with effect from 17 Jan 2006 is dated 13 Jan 2006

~~The tenancy commenced on 14 Jan for a term of ... months/years. The tenant remains in occupation as a statutory periodic tenant. The current rent is £... per ...~~

~~The tenancy is a periodic tenancy which commenced on 14 Jan 1991. The current rent is £65.72 per week ^{inc £6.28 fixed service charge}~~

~~The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £... per ...~~

2. Inspection

The Committee inspected the property on 22 Aug 2006 and found it to be in good/fair/poor* condition.*

~~[Brief description of condition]~~

~~The following qualifying tenant's improvements had been made to the property.*~~

~~The Committee was unable to gain access at the appointed time in order to inspect the property internally and therefore made an external inspection only.*~~

The following services are provided for the tenant.

Gardening	Entryphone system
Cleaning and lighting of communal areas	Window cleaning
Communal drying area / washing line path	
Communal parking / lighting	
TV aerial	

3. Evidence

The committee received written representations from the landlord and/tenant and these were copied to the parties/ No written representations were received from the landlord/tenant/either party.*

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

A hearing was held at on in at which oral representations were made by/on behalf of* the landlord and/tenant.* The landlord/tenant* was not present or represented.*

~~A hearing was arranged for on in 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 and concluded that an appropriate market rent for the property would be £.....⁷⁰.....per week/fortnight/month/quarter.**
(inc. of services)

Note: the Committee may want to indicate here any particularly compelling market rental evidence on which it relied.

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 £.....⁷⁰..... per week/fortnight/month/quarter /inclusive of ...^{16.49}.....in respect of services.*

*This rent will take effect from ...17.7.2006... being the date specified by the landlord in the notice of increase.**

*This rent will take effect from the committee being satisfied that undue hardship would otherwise be caused to the tenant.**