

Rent Assessment Committee: Summary reasons for decision.

Housing Act 1988

Address of Premises

Downhayes, 19 St.Thomas Road, Launceston, Cornwall PL15 8BU

The Committee members were

T D George (Chairman) A J Lumby BSc FRICS
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1. Background

On 18th April 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 £601.74 per month with effect from 1st May 2006 is dated 28th March 2006.

The tenancy commenced on 13th April 1994 for a term of 6 months. The tenant remains in occupation as a statutory periodic tenant. The current rent paid by the tenant is £455.00 per month.

2. Inspection

The Committee inspected the property on 4th May 2006 and found it to be in poor condition. The roof is in very poor repair. The chimneys are in need of repair. The rear wall to the house is metal clad. The guttering is in need of repair or replacement. The external woodwork is in poor condition and in need of painting. Internally the property is basic and unmodernised with varied kitchen and bathroom fittings. Many of the central heating pipes are exposed. Some floors are uneven. There is some damp penetration from the roof. There is some disrepair owing to damage caused, some time ago, by a burst pipe.

There are no services provided for the tenant.

3. Evidence

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

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 tenant and the members' own general knowledge of market rent levels in the area of North Cornwall and concluded that an appropriate market rent for the property would be £475.00 per month in its present condition.

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 £475.00 per month.

This rent will take effect from 1st May 2006 being the date specified by the landlord in the notice of increase.

Chairman


T D George

Dated

4th May 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.