

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

15 Byron Road
New Milton
Hampshire BH25 7NX

The Committee members were

A J Mellery-Pratt FRICS (Chairman)
C G Thompson

1. Background

On 30 June 2005 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 £125.00 per week with effect from 25 July 2005 is dated 20 June 2005.

The tenancy is a periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £97.00 per week.

2. Inspection

The Committee inspected the property on 27 July 2005 and found it to be in fair condition.

The external decorations are in a poor condition and there is dampness by the front door and on the landing ceiling. The back door is rotten and leaks..

The following qualifying tenant's improvements had been made to the property:

Gas fires to lounge and dining room.

3. Evidence

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

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.

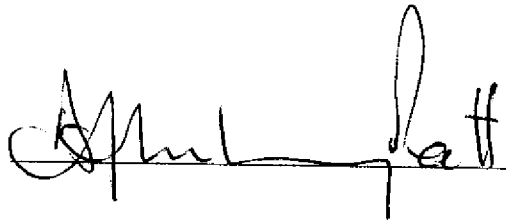
In coming to its decision the Committee had regard to the members' own general knowledge of market rent levels in the area of the New Forest and concluded that an appropriate market rent for the property would be £115.00 per week.

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 £115.00 per week.

This rent will take effect from 25 July 2005 being the date specified by the landlord in the notice of increase.

Chairman

A handwritten signature in black ink, appearing to read 'Amul Rath', written over a horizontal line.

Dated

A handwritten date '29th July 2005' in black ink, written over a horizontal line.

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.