

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

3 PLOX GREEN
BRUTON
SOMERSET
BA10 0EY

The Committee members were

MR T D GEORGE, LAWYER
(CHAIRMAN)
MR J REICHEL BSc MRICS

1. Background

On the 20th July 2006 the tenants, Mr Robert Kirkwood and Mrs Rayana Kirkwood, of the above property referred to the Committee a notice of increase of rent served by the landlord Visitors of Hugh Sexey's Foundation under section 13 of the Housing Act 1988.

The landlord's notice, which proposed a rent of £525 per month with effect from 16th October 2006, is dated 13th July 2006.

The tenancy commenced on 16th August 2004 for a term of 12 months and is contained in a written agreement dated 16th August 2004. The tenants remain in occupation as statutory periodic tenants. The current rent is £450 per month.

2. Inspection

The Committee inspected the property on 30th August 2006 and found it to be in good condition.

The property believed to have been built in the early nineteen nineties is of traditional construction. It has a pitched tiled roof and walls of reconstructed stone. There is a large forecourt for unallocated parking. The Tenants use this facility. There is a small garden to the rear of the property for the use of the Tenants but with through access for others over a concrete path. The communal areas are maintained with no charge to the Tenants, at the expense of the Landlord. The accommodation consists of a living room, double bedroom, single bedroom, bathroom and kitchen.

3. Evidence

The Committee received written representations from the Landlord and Tenants and these were copied to the parties.

A hearing was held at the Blue Ball Inn on the 30th August 2006 at which oral representations were made by Mr Cox of Cluttons on behalf of the Landlords and by Mr Kirkwood the Tenant.

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.

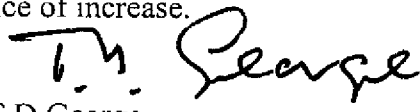
In coming to its decision the Committee had regard to the evidence supplied by the parties and the members' own general knowledge of market rent levels in the area of Bruton, Castle Cary, Wincanton and North Somerset and concluded that an appropriate rent for the property would be £475 per calendar month.

5. 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 per calendar month.

The rent will take effect from 16th October 2006 being the date specified by the Landlord in the notice of increase.

Chairman


Mr T D George

Dated

12th September 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 at the Panel Office, which must be made within 21 days from the date of issue of this document.