

**Rent Assessment Committee: Summary reasons for decision.**

**Housing Act 1988**

**Address of Premises**

34 ROCKWELL GREEN  
WELLINGTON  
SOMERSET  
TA21 9BT

**The Committee members were**

Mr T D George, Lawyer (Chairman)  
Mr J D Bunkall FRICS

**1. Background**

On 17<sup>th</sup> May 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 £450.00 per month with effect from 19 June 2005 is dated 4 May 2005

The tenancy commenced on 19 April 2003 for a term of 1 year. The tenant remains in occupation as a statutory periodic tenant. The current rent is £65.00 per week.

**2. Inspection**

The Committee inspected the property on 17 June 2005 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.

#### **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.

#### **5. The decision**

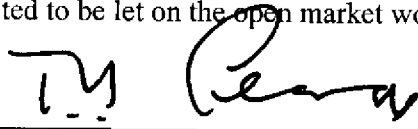
The Committee decided that the Landlord's notice was a valid notice because it contains all the relevant information required by the tenant. The Committee also concluded that the tenancy created by the tenant as dated 17 April 2003 was on balance a weekly tenancy and not a quarterly tenancy.

In coming to its decision the Committee had regard to the members' own general knowledge of market rent levels in the area of Wellington and concluded that an appropriate market rent for the property would be £129 per week. However, the Committee considered that the following deductions should be made for this particular property:-

- No central heating £15
- Poor bathroom £5
- Low water pressure and drainage problem £10
- No authorised parking £5
- Lack of landlords' repairs £5
- Total £40

The Committee therefore concluded that the market rent at which the property might reasonably be expected to be let on the open market would be £89 per week

Chairman



Dated

28 June 2005

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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.