

Y TRIBIWNLYS EIDDO PRESWYL
RESIDENTIAL PROPERTY TRIBUNAL
RENT ASSESSMENT COMMITTEE
(Housing Act 1988)

Reference: RAC/0020/03/16 – Marigold Court
PROPERTY: 17 Marigold Court, Brackla, Bridgend, CF31 2ND
LANDLORD: Wales and West Housing
TENANT: Miss Sharon Bull
COMMITTEE: Andrew Morris
Mrs Ruth Thomas

REASONS FOR THE DECISION OF THE RENT ASSESSMENT COMMITTEE

1. We were duly convened as a Rent Assessment Committee at the subject property on 10th May 2016. The Tenant Miss Sharon Bull had made an application under S.13 of the Housing Act 1988 referring to us a Notice of Increase of rent she had received from her Landlord Wales and the West Housing Association proposing a new rent of £95.78 per week with effect from the 4th April 2016. The previous rent was £93.47 per week which had been set by a previous committee on 27th May 2015.
2. Prior to determining the matter we inspected the property in the presence of the Tenant, her Partner and a representative of the Landlord. The property one of a pair of bungalows is set at the end of a development in the Brackla area of Bridgend.
3. It is brick built with uPVC windows and doors with a tiled roof and uPVC rainwater goods. There is an area of grass to the front and a driveway and garden to the side and rear.
4. On the ground floor there is a small hall with stairs off. A door leads to a through living room dining room off which is a storage cupboard. Off the dining area is the kitchen with a good range of fitted units.
5. The first floor is made up of a double bedroom, a single bedroom and a bathroom with wash-hand basin, w.c and bath with shower over. All the rooms on the first floor are set into the roof void and suffer from the reduction in room space resulting in each room having Velux windows.
6. Since the last decision the Landlord has installed a new boiler and replaced the Velux windows.

7. The tenants provided all the white goods in the kitchen, laminate flooring to the lounge/diner, all the blinds and curtains including blinds to the new Velux windows and replaced two of the downstairs doors. In the rear garden they had created a small patio and installed sheds and a greenhouse.
8. Neither party wished for a hearing so we dealt with the matter on the basis of the application and a letter from the Landlords basically stating that the proposed rent rise was them merely following the requirements of the Welsh Government policy. The Tenant complained that the rise was an accumulation of rent increases which was making their continued occupation of the property unaffordable.
9. Under the Housing Act 1988 the Committee is required to set a market rent. Personal circumstances and Government Policies are not matters which we may take into account. We can and do take into account improvements made by tenants and their provision of white goods, soft furnishings and the flooring which might be expected to be provided by a Landlord in the open market.
10. From our own knowledge we believe that in the area the market for similar properties was on an upward trend and if let in the open market would command a rent of £490.00 per calendar month. However making a similar adjustment in percentage terms as we had in the previous decision, taking into account the restrictions of the sloping ceilings in the upstairs rooms and the other matters listed above, we decided that the rent should be confirmed as that proposed by the Landlord.
11. We therefore confirm the rent at £96.78 per week with effect from 4th April 2016.

Dated this 20th day of May 2016



CHAIRMAN