

Rent Assessment Panel for Wales

Notice of the Rent Assessment Committee Decision		File Reference Number:
Address of Premises 23 Caerleon Road Dinas Powys CF64 4PW	The Committee members were Andrew Morris Roger Baynham	
(1) The Committee has decided that the rent for the above premises is: The new rent will be entered by the rent officer in the rent register.	£104.15 per week (This amount excludes council tax and water rates but includes any amounts entered in boxes 3-5 below.)	
(2) The effective date is: The new rent will apply from this date.	17.08.16	
(3) The rent is not to be registered as variable.		
(4) The amount for services is:	£2.15 per week	
(5) The amount for fuel charges (excluding heating and lighting of common parts) not counting for rent allowance is:	n/a	
(6) The rent is not exempt from the maximum fair rent because of repairs or improvements carried out by the landlord.		
(7) Details (other than rent) where different from Rent Register entry:		
Date of decision: 17/08.16	 Chairman	
If the fair rent the Committee determined was higher than the maximum fair rent, the limit on fair rent increases may apply. If this is the case, the uncapped fair rent the committee determined is shown in box 8. This is shown for information purposes only and does not affect the rent payable.		
(8) The uncapped fair rent was: £138.15		

Y TRIBIWNLYS EIDDO PRESWYL
RESIDENTIAL PROPERTY TRIBUNAL
RENT ASSESSMENT COMMITTEE
(Rent Act 1977)

Reference RAC/0004/05/16

Property: 23 Caerleon Road, Dinas Powys, CF64 4PW

Landlord: United Welsh Housing Association

Tenant: Mrs Pritchard

COMMITTEE: Chairman Andrew Morris
 Surveyor Roger Baynham

REASONS FOR THE DECISION OF THE RENT ASSESSMENT COMMITTEE

We were duly convened as a Rent Assessment Committee under the provisions of the Rent Act 1977 at the subject property on 17th August 2016. We had before us a referral from the Rent Officer due to an objection by the Landlord, United Welsh Housing Association to the rent of £101 per week registered on 5th April 2016. The Landlord had applied for a rent of £115.43 per week in place of the existing rent of £95 per week. Prior to dealing with the matter on the papers neither party having requested a hearing, we inspected the property in the presence of the Tenant Mrs Pritchard.

The property is situated in the village of Dinas Powys being midway between Penarth and Barry and is within easy reach of local shops and all other amenities are available in either of the 2 adjacent towns or in Cardiff City Centre.

The property was constructed approximately 40 years ago and comprises a two storey end of link house in a row of three similar type properties. It has a relatively small front garden which is paved but a substantial 'L' shaped rear garden with lawn, flower borders and a paved patio and is enclosed by wood fencing. At the front of the property there is a car parking area which serves this and 6 other houses.

The property is of conventional cavity brick construction with a tiled roof having double glazed windows and doors. In order to comply with the Welsh Housing Quality Standard the Landlord had previously undertaken various works including external wall installation, which necessitated new double glazed upvc windows and doors, and also installed solar panels to the rear roof elevation. There is gas central heating throughout the property.

The accommodation comprises an open recessed entrance porch with a door leading to the entrance hallway which has a small cloakroom with a w/c and wash hand basin. The open staircase provides access to the first floor. There is a large

living room with access to the rear garden and a kitchen which is of good size and has adequate base and wall units.

On the first floor there are 3 bedrooms all of which are classified as being double in size (although one is relatively small for a double) and a bathroom with a bath with shower over (installed by the tenant), wash hand basin and a w/c. There are no fitted wardrobe cupboards to any of the bedrooms and the bedroom doors appear to be original and are in poor condition. There is evidence of some cracking to the walls caused by minor settlement.

In coming to a decision we took into account the rent officers comparables and our own knowledge of the local market. There is in fact very little available to rent in the open market in close proximity to the subject property. This is a good sized property with a substantial garden with most services nearby and in easy commuting distance to Cardiff. It is largely in good condition, has gas central heating and double glazing and benefited from the wall insulation referred to.

We felt that in the market it would command a rent of £175 per week. Deducting £15 to take into account that in the open market carpets and curtains would be included and deducting 15% for scarcity as required by the Act this gave a rent of £136 per week. However the Rent Acts (Maximum Fair Rents) Order 1999 applies and having made the necessary calculations, the maximum applies.

The rent therefore is £102 per week with the addition of £2.15 for services giving a total of £104.15 per week.

We confirm we made our decision on the 17th August 2016.

Dated this 30th day of August 2016



CHAIRMAN