

**Rent Assessment Panel for Wales**

<b>Notice of the Rent Assessment Committee Decision</b>	File Reference Number: 1034838/Gordon Road
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Address of Premises 42 Gordon Road Roath Cardiff CF24 3AL	The Committee members were Andrew Morris (Chairman) Rhys Davies (Surveyor)
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(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.	£360 per calendar month  (This amount excludes council tax and water rates but includes any amounts entered in boxes 3-5 below.)
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(2) The effective date is: The new rent will apply from this date.	13/11/2012
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(3) The rent is not to be registered as variable.
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(4) The amount for services is:	per
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(5) The amount for fuel charges (excluding heating and lighting of common parts) not counting for rent allowance is:	per
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(6) The rent is not exempt from the maximum fair rent because of repairs or improvements carried out by the landlord.
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(7) Details (other than rent) where different from Rent Register entry:
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Date of decision: 13/11/2012	Chairman 
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**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: £375
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### **Example 1 – The rent officer’s decision**

The rent officer receives an application for the rent of 1A Acacia Avenue to be re-registered. The rent was last registered at £200 per month in March 2009. The published RPI (all items) for the month of March 2009 was 211.3. The rent officer is to register the rent on 31 March 2011. The latest published RPI (all items) on the first day of March 2011 is 229.0.

Firstly, the rent officer works out the change in the RPI since the last registration was made:

$$229.0 - 211.3 = 17.7.$$

He divides the result by the RPI figure for the month when the last rent registration was made to get the proportionate change:

$$17.7 \div 211.3 = 0.0837671.$$

He then adds the equivalent of an additional 5% (7.5% if this is the first application for registration after the limit was introduced, subsequent registrations will be 5%).

$$0.0837671 + 0.5 = 0.1337671.$$

He then adds 1 = 1.1337671.

He then multiplies the result by the existing registered rent:

$$£200 \times 1.1337671 = £226.75.$$

He then rounds the result up to the nearest 50 pence. The maximum fair rent the rent officer could register is therefore £227 per month.

**Y TRIBIWNLYS EIDDO PRESWYL**  
**RESIDENTIAL PROPERTY TRIBUNAL**  
**RENT ASSESSMENT COMMITTEE**  
**(RENT ACT 1977)**

**Reference:** 1034838/Gordon Road

**Property:** 42 Gordon Road, Roath, Cardiff CF24 3AL

**Landlord:** Matthew Pearcey

**Tenant:** Ian Lawrence

**Committee:** Andrew Morris (Chairman)  
Rhys Davies (Surveyor)

**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 (as amended) at 1<sup>st</sup> floor Southgate House, Wood Street, Cardiff on 13<sup>th</sup> November 2012. The Tribunal had received a reference from the Rent Officer in respect of the maisonette on the 1<sup>st</sup> and 2<sup>nd</sup> floors of 42 Gordon Road, Roath, Cardiff dated 12 September 2012. This was due to an objection by the Landlord Mr Matthew Pearcey in relation to the rent of £357 pcm registered by the Rent Officer on 13<sup>th</sup> August 2012. The Landlord had requested a rent of £650 pcm. Both the Landlord and the Tenant Mr Lawrence had requested we deal with the matter by the way of written representations. Mr Pearcey submitted a letter (which was undated) together with a letter from Mr David Ricketts of Property Sales and Lettings and another from Thomas H. Wood. Mr Lawrence made no representations.

Prior to the Hearing we inspected the property in the presence of Mr Lawrence. Gordon Road is in the Roath area of the city quite close to the city centre. It was parallel with one of the main commuter railway lines into Cardiff. The properties were largely built at the end of the 19<sup>th</sup> century. This is a 3 storey semi detached building built of stone with a double bay to the front, a slate roof and a small forecourt. There is a small garden to the rear. The windows to the maisonette are single glazed wooden windows save for the main bedroom and the bathroom which were UPVC double glazed.

Entry is via a small communal hallway with stairs up to a half landing off which is the bathroom with a rather dated but adequate suite of bath, wash hand basin and WC. A cupboard houses the immersion heater and tank. A further short flight of stairs leads to the 1<sup>st</sup> floor. There is a good sized living room to the front with a bay and a kitchen at the rear.

The tenant had fitted the kitchen units and installed all the appliances. To the 2<sup>nd</sup> floor was a large double bedroom and a smaller rear bedroom. The double in particular suffered from a reduction in height over 1/3 of its size due to roofline.

Mr Lawrence had resided at the property for over 30 years. It had been partly furnished but none of that furniture was left. He had re-carpeted and fitted the kitchen where a very basic kitchen had previously existed. The tenant had supplied all the space heating via electrical appliances. There was no gas to the flat. There had been just one electric fire provided by the original Landlord. In fairness to the Tenant it was internally in very good condition.

We considered the evidence before us, the comparables provided by the Rent Officer and those provided by the Landlord. The Rent Officer had considered the market rent to be £525. We considered this to be too low. It was substantial and in good order and we using the evidence before us took a starting rent of £575 pcm.

However, the market rent reflects what one would expect the maisonette to be in the open market, with central heating, a fully fitted kitchen provided by the Landlord, carpets and soft furnishings and double glazing. We made deductions in accordance with the calculation set out below. In accordance with previous Tribunal decisions we also made a deduction for scarcity. As our calculation results in a very similar Fair Rent to that of the Rent Officer we would confirm the Rent Officers decision to this extent at £375 pcm

#### Our calculations

Open Market Rent		575.00
Less Central Heating	40.00	
Carpets	40.00	
Kitchen	30.00	
Double Glazing	30.00	140.00
		£435.00
	Scarcity @ 15%	<u>65.25</u>
		<u>£369.75</u> say £370

However, the Rents Acts (Maximum for Rents) Order 1999 applies and having made the necessary calculation this is £360 pcm. We are obliged therefore to take the lower of the two figures and determine the rent to be registered for the subject property at £360 per calendar month.

DATED this 21<sup>st</sup> ay of November 2012



CHAIRMAN