


Rent Assessment Panel for Wales

Notice of the Rent Assessment Committee Decision		File Reference Number: RAC/0015/01/16
Address of Premises 6 Wellington Mews Canton Cardiff CF11 9BE	The Committee members were Andrew Morris – Chairman Roger Baynham - Surveyor	
(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.	£146.00 per calendar month (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.	22 nd March 2016	
(3) The rent is not to be registered as variable.		
(4) The amount for services is:	£3.65 per month	
(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: <u>22nd March 2016</u>	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: £171.66		

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RESIDENTIAL PROPERTY TRIBUNAL
RENT ASSESSMENT COMMITTEE

Reference: RAC/0015/01/16

Property: 6 Wellington Mews, Canton, Cardiff, CF11 9BE

Landlord: Melin Homes

Tenant: Mr S Hallett

Committee: A Morris, Chairman
Mr R Baynham, Surveyor

Reasons for the Decision of the Rent Assessment Committee

1. We were duly convened as a Rent Assessment Committee under the Rent Act 1977 at the tribunal offices at Wood Street Cardiff on the 22nd of March 2016. The Landlord Melin Homes Limited had applied to the Rent Officer to increase the registered rent from £135.97 per month to £140.06 per month (including £3.65 per week insurance). On the 2nd December 2015 the Rent Officer registered a rent of £146.50 including the insurance premium. The Tenant objected and the matter was referred to the Committee. Neither party wished for a hearing and so after inspecting the property the matter was dealt with on the papers.
2. The property is a first and second floor maisonette in a 3 storey development. The building is brick with tiled roof, upvc windows and doors and rainwater goods. The subject property is accessed via an arch in the middle of the building and an outside stairway and landing. Entry is to a hall with stairs to the 2nd floor off which is the kitchen and living room. The kitchen is in its original basic form with a range of base units. The original boiler for central heating and hot water is on the external wall. The living room is a decent size with window to the front. The 2nd floor has double bedrooms to the front and rear and a basic bathroom to the middle. Outside there is a designated parking space. The property is on a very busy road not far from the City Centre and has local amenities in nearby Cowbridge Road.
3. We considered the evidence of our inspection and the papers before us. This is a shared ownership property with the Lessee paying only 50% rent having bought a 50% share. Mr Hallett therefore bore the responsibility for repair and maintenance both internally and externally and contributed to the insurance. To this end he had replaced the windows and doors himself and was now having to contemplate replacing the Velux window in the front bedroom. He complained that the kitchen and bathroom were dated and would need to be replaced and the boiler was old and inefficient.

4. No representations had been received from the Landlord and on enquiry neither party was able to provide a copy of the lease.
5. We considered the Rent Officers calculations and the comparables provided. He had concluded on a base market rent of £525 per calendar month. We felt this was too low and felt £550 more appropriate. We made deductions for the tenant providing carpets and curtains, a basic kitchen and bathroom and the tenants provision of double glazing. We are aware of demand for such housing and agree with the rent officer of a deduction for scarcity. We also make an adjustment for the Tenants repairing responsibility.
6. As set out this would give a rent to be registered of £171.66 per month including the insurance. However the Rent Acts (Maximum Fair Rents) Order applies and having made the necessary calculations we find that the rent to be registered is £146 per calendar month with effect from the date of this decision.

Dated this 23rd day of March 2016



CHAIRMAN

