


Rent Assessment Panel for Wales

Notice of the Rent Assessment Committee Decision		File Reference Number: RAC/0017/02/18
Address of Premises 68 Five Locks Close Pontnewydd Cwmbran Gwent NP44 1DB	The Committee members were Alison Scott Mark Taylor	
(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.	£ 175.50 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.	23.5.18	
(3) The rent is not to be registered as variable.		
(4) The amount for services is:	N/A	
(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: N/A		
Date of decision: 23.5.18	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: N/A		

Y TRIBIWNLYS EIDDO PRESWYL

RESIDENTIAL PROPERTY TRIBUNAL (WALES)
RENT ASSESSMENT COMMITTEE
(Rent Act 1977)

Reference: RAC/0017/02/18

Property: 68, Five Locks Close, Cwmbran NP44 1DB

Landlord: Melin Homes Ltd

Tenant: Mrs. L Brewer

TRIBUNAL AVS Scott Chair
Mark Taylor MRICS

REASONS FOR THE DECISION OF THE RENT ASSESSMENT COMMITTEE

1. We were duly convened as a Rent Assessment Committee on 23 May 2018 at the Property. We had before us a reference from the Rent Officers Wales. The Rent Officer had registered a rent of £178.50 per month exclusive of water charges on 29 January 2018, to take effect on 27 February 2018. The tenant had objected on 12 February 2018.
2. Ownership of the property is shared as to 50% by Melin Homes and 50% by the tenant, Mrs. L. Brewer.

THE INSPECTION

3. An inspection was arranged for 10am on 23 May 2018 and took place in the presence of the tenant. The landlord did not attend. Neither party requested a hearing.

THE PROPERTY

4. The property is a 2 storey semi detached house of mainly brick construction under a pitched tile roof, with gas fired central heating and parking for one vehicle within the curtilage. It is situated within a residential housing development of similar houses. The plot is restricted in size with a front garden and forecourt and side entrance to the rear garden the ground level sloping from the front to the rear. It comprises on the ground floor a living room, hallway and kitchen. The first floor has three bedrooms and a bathroom, the third bedroom being of a very small size. The windows to the front are the original, single glazed wood casement with velux at ceiling height, though the tenant had replaced the front door, b and side elevation windows together with full height section of rain screening panel with uPVC. The kitchen units and flooring have been replaced.

THE COMMITTEE'S FINDINGS

5. The committee had to determine the fair rent, having regard to section 70 of the Rent Act 1977 which provides that regard shall be had to all the circumstances, and in particular, the age, character, locality and state of repair of the dwelling house. The committee also had to calculate the maximum fair rent in accordance with the Regulations. Where the maximum fair rent applies, the rent registered is the lower of the fair rent and the maximum fair rent. The committee, from its knowledge of rents in the area, considered that a market rent of £575 per month was reasonable. It was apparent from the inspection that the property originally had the benefit of gas central heating and a kitchen so that the only adjustment was in respect of carpet, curtains and double glazing. The Committee adjusted the rent figure by £30 and £20 respectively to allow for these. The Committee also had to adjust the market rent to allow for matters which have to be disregarded under the Act, including scarcity which the Committee assessed at 20%. The Committee calculated the fair rent to be £420.
6. The figure has to be further adjusted due to the tenant's 50% share of the equity. The Committee deducted £90 in respect of the tenant's full repairing liability and a further net £21 in respect of insurance arranged by the landlord but to reflect the respective 50% share in equity. The fair rent to be registered was thus £175.50.
7. The Committee calculated the maximum fair rent to be £185, using a present RPI of 278.3, an RPI for the month of last registration of 258.8 and an enhancement value of 0.05, rounding up to the nearest .50p. A summary of both calculations is attached.

Signed

ascetl

Chair
This 18th day of June 2018