


Rent Assessment Panel for Wales

Notice of the Rent Assessment Committee Decision		File Reference Number: RAC/0019/07/16
Address of Premises 89 Victoria Street Miskin Mountain Ash CF45 3AP	The Committee members were Andrew Morris 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.	£69.50 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.	25 th October 2016	
(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:		
Date of decision: <u>25/10/16</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: N/A		

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RESIDENTIAL PROPERTY TRIBUNAL
RENT ASSESSMENT COMMITTEE
(Rent Act 1977)

Reference RAC/0019/07/16

Property: 89 Victoria Street, Miskin, Mountain, CF45 3AP

Landlord: Shaw Healthcare

Tenant: Mrs King

COMMITTEE: Chairman Andrew Morris
 Surveyor Mark Taylor

REASONS FOR THE DECISION OF THE RENT ASSESSMENT COMMITTEE

We were duly convened as a Rent Assessment Committee at the subject property on 25th October 2016. We had before us a reference from the Rent Officer for Wales due to an objection by the Landlord Shaw Healthcare Group Limited. By an application dated 8th April 2016 the Landlord had proposed an increase from the rent of £65.50 per week to £87.75 per week. The Rent Officer had determined a rent of £69.50 per week. The Tenant Mrs King indicated she was content with the new level of rent. The Landlord stated that the rent set was significantly below the market rent for the area,

We inspected the premises in the presence of Mrs King and her daughter.

The front of the terraced house is concrete rendered over stone and brick with a tiled replacement roof, upvc rainwater goods and a wooden front door. Access is off the street to a hallway with stairs steeply rising to the first floor. There is a substantial living room off which is the kitchen. This is fitted with very basic and dated units. Access to the rear garden is via a half glazed door which the tenant complained let in constant drafts and via a steep set of steps up.

To the first floor access to which was difficult due to its steepness and a turn in the stairs at the top one took two steps down into the bathroom. This had a fairly dated and basic suite – the tenant had installed a shower over the bath. A narrow landing led to the three bedrooms a $\frac{3}{4}$ room to the rear and a single and $\frac{3}{4}$ room to the front.

We noted that the tenant had provided the central heating system all white goods in the kitchen and all soft furnishings including carpets and curtains. Save for the upvc windows it was clear that no substantive work of improvement or repair had been carried out by the landlord for some time. Indeed the electrics in the kitchen gave us some cause for concern.

The Rent Officer had identified comparable properties in Mountain Ash within a range of between £300 and £480 per calendar month. He had commenced his calculations at £103.85 per week.

From our own knowledge and enquiries we had no reason to differ from the Rent Officer. We therefore started from a market rent of £103.00 per week. We deducted £10.00 as the tenant had provided the central heating, £5.00 for a lack of soft furnishings, £5.00 due to the very basic nature of the kitchen and bathroom and a further £5.00 for its general condition making a total deduction of £25.00 per week. Taking into account scarcity at a rate of 10% this gave a rent of £70.20 which we felt was so near the Rent Officers decision that we could not disturb his assessment. We therefore confirmed the Rent Officers decision at £69.50 per week.

Having made the appropriate calculations we decided that the Rent Acts (Maximum Fair Rents) Order did not apply.

We therefore confirmed that the Rent to be **registered should be £69.50 per week.**

We confirm that we made our decision on the 25th October 2016.

Dated this 16th day of November 2016



CHAIRMAN