


Rent Assessment Panel for Wales

Notice of the Rent Assessment Committee Decision		File Reference Number: RAC/0008/07/15
Address of Premises 27 Minny Street Cathays Cardiff CF24 4ES	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.	£99.50 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.	16 th September 2015	
(3) The rent is not to be registered as variable.		
(4) The amount for services is:	nil	
(5) The amount for fuel charges (excluding heating and lighting of common parts) not counting for rent allowance is:	nil	
(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: 16/09/15	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: £99.71		

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RESIDENTIAL PROPERTY TRIBUNAL

**RENT ASSESSMENT COMMITTEE
(Rent Act 1977)**

Reference: RAC/0008/07/15

Property: 27 Minny Street, Cathays, Cardiff, CF24 4ES

Applicant: Mr S Wishart

Respondent: Arim Limited

COMMITTEE: Andrew Morris
Roger Baynham

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 1st Floor, Southgate House, Wood Street, Cardiff on the 16th September 2015. We had before us an objection by the Agent of the Landlord of the subject premises Allsop Residential Investment Management to the Rent Officers decision made on 27th April 2015 to register a Fair Rent at £96.50 per week. This was to be effective from 8th May 2015.
2. Neither the Landlord nor the Tenant had wished to attend a hearing nor made any representations so we simply had before us the papers provided by the Rent Officer.
3. The subject property lies in the Cathays area of the City close to the City Centre. In particular it is next to the University and as such is largely occupied by students. It is the first area in Cardiff to be subject to a Selective Licensing Scheme under the Housing Act 2004. The properties in the area were all built in the late 19th Century and mainly comprise terraced housing.
4. 27 Minny Street is a fairly typical example. Mid terraced directly onto the pavement it has been improved by UPVC windows and front door save for the middle bedroom where a steel window remains. The front roof has been tiled but the roof at the rear remains what appear to be original slates.
5. The accommodation comprises as enclosed porch with door to the hallway with stairs off to the 1st floor. There are two good sized living rooms and a middle "breakfast" room through which one gains access to the kitchen. There is a lobby through to the bathroom and separate wc. The tenant advised that he had lived at the property since 1952, he had installed the kitchen (none existed) and with the aid of the Local Authority had installed partial central heating, most of the double glazing and the walk in shower in the bathroom.
6. On the first floor were three good sized bedrooms, but no central heating. There was evidence of some past dampness to the front and rear rooms.


7. At the rear of the property was a good sized garden reached from the lobby off the kitchen. The tenant had laid a small patio.
8. We referred to the papers provided by the Rent Officer including representations from the Landlords Agents and the comparable the Rent Officer had used. His calculations showed that he had started with a Market Rent of £625 per calendar month. From our own knowledge and indeed from the figures provided we felt this was too low. We felt the starting point should be £725 per calendar month or £167.31 per week. We then made deductions to take into account the basic nature of the property without tenants improvements and scarcity which we felt still existed for this type of property:

Market Rent		£167.31
Lack of central heating	£15.00	
Lack of soft furnishings/carpets	£10.00	
Basic kitchen/bathroom	£15.00	
Lack of double glazing	£10.00	<u>£50.00</u>
		£117.31
	Scarcity 15%	<u>£17.60</u>
		<u>£99.71 per week</u>

9. Having made the relevant calculations under the Rent Acts (Maximum Fair Rents) Order 1999 (copy attached) the maximum rent was £99.50.

10. **The rent to be registered is therefore £99.50.**

DATED this 23rd day of September 2015



Andrew Morris
CHAIRMAN

CALCULATION OF "MAXIMUM FAIR RENTS"

Ref No:- RAC/0008/07/15

ADDRESS 27 Minny Street, Cathays, Cardiff

DATE 16th September 2015

R.P.I. figures are :-

(a) Present R.P.I. (published last month)	<u>259.8</u>
(b) R.P.I. for month of last registration	<u>250</u>

CALCULATION

Present R.P.I.	(a)	<u>259.8</u>
Less R.P.I. at last registration	(b)	<u>250</u>
	(c)	<u><u>9.8</u></u>

Divide result by R.P.I. at last registration i.e. (c) by (b)

(c)	<u>9.8</u>	equals	<u>0.0392</u>
(b)	<u>250</u>		

(see note) Add 0.075 or 0.05

0.05
<u>0.0892</u>

Add 1

<u>1.00</u>
<u><u>1.0892</u></u>

Multiply by last registered rent
net of variable services

Last registered rent	£91.00	
Less variable services	<u>-</u>	£ <u>91</u>
		£ <u>99.12</u>
Round UP to nearest 50p		£ <u>0.38</u>
Add variable services fixed by Committee		£ <u> </u> wk/cm/pa
		<u><u>£ 99 50</u></u>

MAXIMUM FAIR RENT £99.50 per wk

(The Committee assessed a fair rent of £ per wk inclusive of services)

NOTE :- if this is NOT the first application for registration after 1st February 1999 add 0.05.

Add 0.075 if first registration after the limit was introduced.