


Rent Assessment Panel for Wales**Notice of the Rent Assessment
Committee Decision**File Reference Number:
RAC/ 0014/02/21

Address of Premises 4 Iscoed, Beaumaris, Anglesey LL58 8HH	The Committee members were Mr T Lloyd (Chairman) Mr T Daulby FRICS (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.	£ 91.00 week (This amount excludes council tax and water rates but includes any amounts entered in boxes 3-5 below.)
(2) The effective date is: 22 nd April 2021 The new rent will apply from this date.	
(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: <u>22nd April 2021</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	

TRIBIWNLYS EIDDO PRESWYL
RESIDENTIAL PROPEY TRIBUNAL
RENT ASSESSMENT COMMITTEE

Reference: RAC/0014/02/21

Property: 4 Iscoed, Beaumaris, Anglesey, LL58 8HH

Landlord: Grwp Cynefin

Tenants: Mr E A Owen & Mrs D M Owen

Committee: T Lloyd, Chairman
T Daulby FRICS, Surveyor

Reasons for the Decision of the Rent Assessment Committee

1. We were duly convened as a Rent Assessment Committee on the 22nd of April 2021 under the provisions of the Rent Act 1977 following a site inspection by the valuer member on the 21st of April 2021.

The Reference

2. We had before us a reference from the Rent Officer (Wales) in respect of 4 Iscoed, Beaumaris, Anglesey ("the Property"). The Tenant had appealed a rent of £88.00 per week and effective from 4th January 2021.
3. As a result of the Tenant objecting to the registration the matter was referred to this Committee.
4. Grwp Cynefin ("hereinafter referred to as the Landlord") made an application dated 17th November 2020 for registration of a fair rent of £103.90 per week.
5. The Rent Officer proceeded to determine the fair rent as £88.00 per week.
6. By way of letter dated 14th January 2021, Mrs D M Owen on behalf of herself and her husband ("hereinafter referred to as the Tenants") objected to the registration and accordingly the matter was referred to this Committee, both parties having elected for the matter to proceed by way of written representations.

The Inspection

7. Due to the Covid-19 pandemic only the valuer member inspected the property. The inspection took place on the 21st of April 2021 in the presence of the Tenant.
8. The property is situated in the town of Beaumaris South East Anglesey. It is situated on a residential housing estate within walking distance to the high street and all amenities
9. The property comprises a two-storey inner terraced house constructed in the 1940's. It is brick built with a timber framed slate clad roof. The property has the benefit of gardens to the front and rear.
10. Internally, the property comprises a hallway, with combined lounge/diner, a galley style kitchen and utility area.

11. On the first floor, there are three double bedrooms, together with family bathroom. Heating, lighting and power distribution is installed throughout the property, which was found to be bright, clean and airy, and presented to an acceptable condition of repair and decorative order.
12. On street parking is provided to the front of the property, and there are pleasant gardens to the rear, with flower and shrub borders and a good size garden shed.

The Hearing

13. The Hearing was convened on the tribunal's cloud video platform at 10.00am on the 22nd of April 2021. At the hearing consideration was given to the written representations made by the Tenants and the Landlord.

The Decision

14. As referred to above the parties did not request a hearing. We reached our decision based upon our inspection of the Property and upon the information before the Committee, including the Rent Officer's working papers, a copy of the Rent Register, the Application dated 17th November 2020, the Tenants' letter dated 14th January 2021.
15. Despite the current registered rent being noted in the register as £82 per week since 13th April 2016 the RR1 form completed by the Landlord refers to a rent of £75 per week which was the rent registered in 2013. Similarly the Tenants in their letter dated the 14th of January 2021 take issue with an increase from £75 per week and not an increase from £82 per week. Whilst not a matter for this Committee as we are simply required to determine the rent given the Tenants' objection to the Rent Officer's determination it seems the Landlord for whatever reason has not been charging the full extent of the rent as registered.
15. The Committee is required by Section 70 of the Rent Act 1977 to disregard the personal circumstances of the parties, any disrepair or other defects ascertainable to a failure by the Tenant under the terms of the Tenancy and any improvements carried out by the Tenant other than as required by the Tenancy.
16. The Committee is also required to have regard to the Rent Acts (Maximum Fair Rent) Order 1999 (the Maximum Fair Rent Order), which places a cap on the permissible amount of increase of fair rent between one registration and a subsequent registration. The cap is based upon the amount of increase in the Retail Price Index between the dates of the respective registrations.
17. The starting point for assessing a fair rent under Section 70 of the Rent Act 1977 is to establish the market rent for the Property. Thereafter a number of adjustments are made to reflect the requirements of Section 70 of the Rent Act 1977.
18. Neither Landlord nor Tenant provided evidence as to rent of other similar properties in the locality. The Rent Officer provided a list of 16 rental properties. Analysis of the postcodes revealed that only two were properties in Beaumaris itself, were detached properties with rents of £695 and £750 per month. Of the other 14 which were a mixture of semi-detached and terraced 8 were in the town of Menai Bridge some 4.5 miles away and the other 6 in Newborough some 15 miles away.
19. The Committee mindful of the comparables presented and having made its own enquiries, utilising its own experience and expertise and having regard to all the requirements of Section 70 of the Rent Act 1977 find that the market rent for the property before the deductions is £133 per week (£575 per month).
19. As regards scarcity, the Rent Officer made a deduction and we agree with his view that the appropriate deduction in this instance given the dearth of available rental properties in

Beaumaris is appropriate at 20% being slightly higher than other Tribunal decisions in other areas.

Calculations in Respect of the Decision

20. Applying the above findings and conclusions we determine the fair rent as follows:

Market rent per week	£133.00
Less adjustments	
Carpets / Curtains	£ 15.00
Condition	£ 5.00
<u>Adjusted market rent</u>	<u>£113.00</u>
Deduction for scarcity at 20%	£ 22.60
Total	£91.40
Fair Rent (Adjusted to nearest 50p)	<u>£91.00</u>

22. The Tenancy is subject to the Rent Act (Maximum Fair Rents) Order 1999. The maximum fair rent under this order is capped at £97.00 per week.

23. Accordingly, as the order does not apply, we record that the fair rent for the Property is £91.00 per week.

24. For the purposes of the Rent Act 1977 (as amended) it is recorded that the decision was made on the 22nd of April 2021.

Dated this 30th day of April 2021

Chairman