

Rent Assessment Panel for Wales

Notice of the Rent Assessment Committee Decision		File Reference Number: RAC0010/05/16
Address of Premises 18 Rutland Street Grangetown Cardiff CF11 6TD	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.	£103.00 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.	17.08.16	
(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: 17.8.16	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: £131.75		

Y TRIBIWNLYS EIDDO PRESWYL
RESIDENTIAL PROPERTY TRIBUNAL
RENT ASSESSMENT COMMITTEE
(Rent Act 1977)

Reference **RAC/0010/05/16**

Property: **18 Rutland Street, Grangetown, Cardiff, CF11 6TD**

Landlord: United Welsh Housing Association

Tenant: Ms Preece/Mr Gape

COMMITTEE: Chairman Andrew Morris
 Surveyor Roger Baynham

REASONS FOR THE DECISION OF THE RENT ASSESSMENT COMMITTEE

We were duly convened as a Rent Assessment Committee at the subject property on the 17th August 2016. We had before us a reference from the Rent Officer in relation to the Fair Rent under the Rent Act 1977. He had registered as a rent of £99 per week on the 8th April 2016. The Landlord United Welsh Housing Association had objected as they had proposed a rent of £120.54 per week. They stated in their representations that Assured Tenants paid £112.04 for similar accommodation and could not understand why the rent officer had not registered the maximum fair rent which was £101.50 at that time.

The subject property is situated in the Grangetown area of Cardiff and within easy reach of both local shops and all other amenities which are available in the City centre.

The property which is a two storey middle of terrace house was built approximately 120 years ago and is flat fronted to the road (i.e. it does not have a forecourt). It has solid exterior walls which have been cement rendered with a slate roof. There is a single storey ground floor extension to the rear. The Landlord has, since the Rent Officer's inspection, replaced the double glazed upvc windows. There is gas central heating throughout the property. The rear garden which is enclosed is small in size and comprises a patio and flower area.

The accommodation comprises a recessed entrance porch with a door leading to the hallway with stairs to the first floor. The former 2 living rooms have been converted to provide a through living room and the kitchen has adequate base and wall units. A rear lobby, which has a storage cupboard, leads to the bathroom consisting of a bath with shower over, wash hand basin and a w/c. On the first floor there is a landing and three double bedrooms.

There was evidence of damp around a number of the window reveals although this might now be remedied by the replacement of the windows, but also damp to the wall in the rear bedroom.

Neither party wished to attend a hearing so we had to rely on the comparable evidence from the rent officer and our own knowledge of the rental market in the area and Cardiff and surrounding areas. Subject to the damp problems some of which hopefully will be resolved in due course by the new windows the property is in good condition and in a convenient location. We believe that it would let in the open market at a rate of £175 per week. Let in the market it would normally have soft furnishings i.e. carpets and curtains and for this we deduct £15 per week, and £5 per week for the damp. Having applied a deduction of 15% for scarcity this leaves a fair rent of £131.75 per week.

However we must apply the Fair Rents (Maximum Fair Rents) Order 1999 and having made the necessary calculation we find that the Fair Rent for the subject property shall be £103 per week.

We confirm we made out decision on the 17th August 2016.

Dated this 30th day of August 2016



CHAIRMAN