

**PRIVATE RENTED HOUSING PANEL****HOUSING (SCOTLAND) ACT 1988 SECTION 25(1)****Register Of Rents Determined Under Statutory Assured Tenancies****REFERENCE NO.**

RAC/DD5/A68

**APPLICATION RECEIVED**

13 August 2010

**ADDRESS OF PREMISES**

14 Bridge Street, Barnhill, Dundee, DD5 2SY

**TENANT**

Ms C Williamson

**NAME AND ADDRESS OF LANDLORD**The Trustees of the late Mrs Ida Millar Archer  
or Herron**AGENT**

Blackadders Solicitors, Reform Street, Dundee.

**RENTAL PERIOD**

Monthly

**DATE TENANCY COMMENCED**

20 July 1998

**DESCRIPTION OF PREMISES**

First floor flat in two storey four in a block property circa 1920 with gas central heating and double glazing comprising entrance stair, hall, living room, two bedrooms, kitchen and bathroom.

Gross internal floor area – 77 square metres.

**SERVICES PROVIDED**

None

**COMMITTEE MEMBERS****CHAIRMAN****PROFESSIONAL MEMBER****LAYMEMBER**

Mrs J Lea LLB MBA MSc.

Mr D Godfrey ARICS

Mr A McKay

**PRESENT RENT**

£400.00 p.c.m.

**RENT DETERMINED**

£500.00 p.c.m.

**DATE CONSIDERED**

4 October 2010

**DATE DETERMINATION TAKES EFFECT**

26 November 2010

**J Lea**

Chairman of Private Rented Housing Committee

4/11/10

Date



## **Statement of decision of the Private Rented Housing Committee under Section 24 (1) of the Housing (Scotland) Act 2006**

**prhp Ref: RAC/DD5/A68**

**Re : Property at 14 Bridge Street, Barnhill, Dundee ("the Property")**

**4 October 2010**

### **Introduction**

This is an application by the Tenant for a determination of the rent payable under Section 24(3) of the Housing (Scotland) Act 1988. The Tenant is Ms Carol Williamson (formerly known as Mrs Fraser). The Tenancy is an Assured Tenancy. The Landlord is The Trustees of the late Mrs Ida Millar Archer or Herron c/o Blackadders Solicitors, Reform Street, Dundee. The Tenant applied to the Committee for a determination of rent on the prescribed form AT4 dated 4 August 2010. The Committee also had before it the following additional documents:

- (1) Tenancy Agreement between Mrs Carol Fraser (now Williamson) and Mrs Ida Herron dated 28 February 2006.
- (2) Copy Form AT5 served by the Landlord in 2006.
- (3) Form AT2 dated 26 May 2010.
- (4) Written representations by the Tenant.
- (5) Letter from Landlord's Agent confirming the Tenancy is a Statutory Assured Tenancy.

### **Inspection of the Property**

The Tenant was present at the inspection. The Landlord was not present or represented.

This is a first floor flat in a two storey, four in a block, stone built tenement, built circa 1920. The accommodation comprises entrance stair, hall, living room, two bedrooms, kitchen and bathroom and has a gross internal floor area of 77 square metres. . There is a shared drying green area to the rear and to the front of the property. The property has gas central heating and double glazing. The bathroom has old traditional units in place which are in good condition. The shower was installed by the Tenant. The Tenant has provided all the floor coverings and decoration throughout the property. There is a modern kitchen in the property which was installed by the Tenant. All the furniture in the property has been supplied by the Tenant. The property is situated in a good residential area on the outskirts of Broughty Ferry, close to the beach. There are local amenities nearby.

There was no hearing as neither the Tenant nor the Landlord had requested one.

## Decision

The Committee's powers and duties are set out in Section 24(3) of the Housing (Scotland) Act 1988. The Committee have to consider what the house might reasonably be expected to be let for on the open market by a Landlord under an Assured Tenancy. The Committee is aware from their own knowledge and experience that a fully modernised two bedroom flat located in this area would have a market rent of approximately £550 per month. The Committee noted that there were various properties rented at present, for example, 63 Forthill Road, Broughty Ferry 2 bedroom flat, let part-furnished at £550 per month, 8A Queen Street, Broughty Ferry 2 bedroom flat, ex local authority let at £530 per month and 59 Braemar Gardens, Broughty Ferry 2 bedroom modern flat let at £600 per calendar month. The Committee has to disregard any effect on the rent attributed to any improvements carried out by the Tenant. In this case the Tenant has made considerable improvements to the property including the installation of a kitchen, floor coverings and internal decoration and the installation of a shower. The Committee accordingly consider that a market rent requires to be reduced by £50 per month to take account of this. The Committee accordingly consider that the market rent for this property would £500 per month.

The Committee accordingly determined that the rent for the property should be £500 per month with effect from 26 November 2010.

**J Lea**

Signed ..... Date.....  
Chairperson

2/11/16