

RENT ASSESSMENT PANEL FOR SCOTLAND

HOUSING (SCOTLAND) ACT 1988 SECTION 34 (1)

REGISTER OF RENTS DETERMINED UNDER SHORT ASSURED TENANCIES

REFERENCE NO.

RAC/DD4/S31

APPLICATION RECEIVED

16 February 2007

ADDRESS OF PREMISES

19 Middleton Crescent, Dundee, DD4 9FG

TENANT

Mr & Mrs Scott

NAME AND ADDRESS OF LANDLORD/AGENT

Property Management Company, 19 Castle Street, Tayport, DD6 9AE

RENTAL PERIOD

Monthly

DATE TENANCY COMMENCED

8 August 2005

DESCRIPTION OF PREMISES

2 Storey semidetached house with integral single garage C 2001, comprising entrance hall, cloakroom with w.c., lounge, dining room, kitchen, utility room, 4 bedrooms (1 with en-suite shower), and bathroom. With gas central heating and double glazing.

SERVICES PROVIDED

None

COMMITTEE MEMBERS**CHAIRMAN**

Ms J V Lea LLB MBA MSc

PROFESSIONAL MEMBER

Mr D Godfrey ARICS

LAYMEMBER

Mr B Edgar

PRESENT RENT

£ 9,000.00

RENT DETERMINED BY RAC

£ 8,400.00

DATE CONSIDERED

12 June 2007

EFFECTIVE DATE OF NEW RENT

12 June 2007

J Lea

Chairman of the Rent Assessment Committee

12/6/07

DATE

STATEMENT OF REASONS
RENT ASSESSMENT COMMITTEE
19 MIDDLETON CRESCENT, DUNDEE

12 June, 2007

INTRODUCTION

This is a reference to the Rent Assessment Committee for the determination of the rent under the Rent (Scotland) Act 1988 on behalf of the Tenants Mr and Mrs Scott. The Landlords are Mr and Mrs David Scott and the Landlord's Agents are Property Management Company, 19 Castle Street, Tayport. The Tenants have been paying a rent £750 per month since the lease commenced. The Tenants informed the committee that in December 2006 the Landlord proposed to increase the rent to £800 per month although there does not appear to be an AT2 form in the file. The Tenants referred the matter to the Rent Assessment Committee as they feel that the rent they are paying is too high.

INSPECTION

The Committee inspected the property on 12 June 2007. The Tenants Mr and Mrs Scott were both present. Neither the Landlord nor the Agent were present.

DESCRIPTION

The property is a two storey semi-detached dwellinghouse with integral single garage built circa 2001. The accommodation comprises, on the ground floor, Hall, Cloakroom with wc, Lounge, Dining Room, Kitchen and Utility Room and on the first floor Four Bedrooms (one with en-suite shower) and Bathroom. The property has gas central heating and double glazing. The property is located in a private residential area on the northern outskirts of Dundee. It has limited access to shops

and amenities. The property is let unfurnished and under the terms of the lease the Tenant is responsible for internal repairs and decoration. The electric fire in the Lounge is not presently working and has not been fixed by the Landlord. The property has garden ground to the front and rear and there is an unkept area to the side of the property which is in a state of disrepair.

DOCUMENTATION

The Committee had before it the following documentation:

1. Copy AT4 form signed by the Tenant.
2. Copy AT5 form from the Landlord dated 1 August 2005.
3. Copy of the Tenancy Agreement.
4. Letter dated 1 August 2005 being a Ground 2 Notice.
5. Letter dated 1st December 2005 from the Landlord's Agent.
6. Form completed by the Tenant.

HEARING

There was no hearing as neither party had requested one.

DECISION

The Committee noted that the property was a relatively new property in fairly good condition. The property was unfurnished, has double glazing and central heating. Neither the Tenant nor the Landlord provided the Committee with a list of comparable properties. The Tenant however indicated at the inspection that she understood that properties in Dalclaverhouse, Dundee of a similar size, although older, are let at a reported rent of £500 per month. The Committee are aware from their own knowledge and experience that there are a lot of similar houses in the

locality of Dundee let on assured tenancies. There is a property in William Fitzgerald Way which is just round the corner from the property under consideration, which is a larger property is detached and has a double garage and was recently let for £640 per month. There are also a number of properties in the City centre of a similar size which are let at rents of £700/800 per month. These are in a much better location where there would be a greater demand. The Committee accordingly considered that the market rent for a property such as the one under consideration would be £700 per month. The Committee are of the opinion that the rent which is presently being paid of £750 is significantly higher than this. The Committee accordingly determined that the rent should be reduced to £700 per month being £8,400 per annum. The Committee determined that this rent should take affect from the date of this decision. In reaching its decision the Committee had full regard to the statutory requirements of the Act.

J Lea

Chairman

27/6/07

Date