



**PRIVATE RENTED HOUSING PANEL**

**HOUSING (SCOTLAND) ACT 1988 SECTION 25 (1)  
REGISTER OF RENTS DETERMINED UNDER  
STATUTORY ASSURED TENANCIES**

**REFERENCE NO.**

RAC/EH10/A90

**APPLICATION RECEIVED**

12 March 2012

**ADDRESS OF PREMISES**

2F2, 39 Jordan Lane, Edinburgh, EH10 4QY

**TENANT**

Mr D Howells

**LANDLORD**

Mr & Mrs Lorimer  
39 Plewlands Gardens  
Edinburgh, EH10 5JR

**AGENT**

**RENTAL PERIOD**

Monthly

**DATE TENANCY COMMENCED**

1 February 2006

**DESCRIPTION OF PREMISES**

A second floor tenement flat comprising two rooms, kitchenette, bathroom and utility room.  
The gross internal floor area is 58 square metres.

**SERVICES PROVIDED**

None

**COMMITTEE MEMBERS**

**CHAIRMAN**

Andrew Cowan

**SURVEYOR MEMBER**

Ian Mowatt

**HOUSING PANEL MEMBER**

Christine Anderson

**PRESENT RENT**

£ 6120.00 p.a.

**RENT DETERMINED**

£ 6900.00 p.a.

**DATE CONSIDERED**

17 May 2012

**DATE DETERMINATION TAKES EFFECT**

17 May 2012

**A Cowan**

Chairman of Private Rented Housing Committee

25/5/12  
Date



## **STATEMENT OF REASONS**

by

### **PRIVATE RENTED HOUSING COMMITTEE**

**Statement of Reasons in respect of a reference to the PRHP following a  
Determination of the market rent under The Rent (Scotland) Act 1988  
Flat 2F2, 39 Jordan Lane, Edinburgh, EH10 4QY**

**PRHP Ref: RAC/EH10/A90**

#### **Introduction**

- 1 This is a reference to the Private Rented Housing Committee ("the Committee") in respect of Flat 2F2, 39 Jordan Lane, Edinburgh, EH10 4QY ("the property").

The Landlords are Mr and Mrs Grant Lorimer, 38 Plewlands Gardens, Edinburgh, EH10 5JR ("the Landlords") and the Tenant is Mr David Howells who resides at the Property ("the Tenant").

- 2 The current rent for the property is £510 per calendar month (£6120 per annum). By way of Form AT2 dated 12<sup>th</sup> September 2011 the Landlords proposed a new rent of £630 per calendar month (£7560 per annum). The reference by the Tenant to the Private Rented Housing Committee is by way of an application in Form AT4 for the Determination of Rent under Section 24 and Section 34 of The Housing (Scotland) Act 1988. The date of the Tenant's application in this respect is 9<sup>th</sup> March 2012.

#### **The Inspection**

- 3 The Committee inspected the property on the morning of 17<sup>th</sup> May 2012.

The property is a second floor flat within a four storey traditional tenement building dated c.1900.

The property is situated in the Morningside area of Edinburgh and is close to a wide range of shops and facilities.

The property has a shared drying green to the rear of the Property and there are pleasant views from the front of the property.

The accommodation within the property comprises large lounge, a small enclosed kitchen (with no windows), a bedroom (with a small "utility" room leading off), and a narrow bathroom.

There are a number of storage cupboards within the property.

Within the last two years the Landlords has refitted both the kitchen and the bathroom. The kitchen has had new units installed, together with a new oven and hob and extractor fan unit. It has been redecorated and new flooring has been laid. A new bathroom suite has been installed and the bathroom has been redecorated.

The windows of the property are of traditional timber frame single glazed sash and case design and appeared to be in a reasonable state of repair.

The property has been furnished by the Landlords, although some items of furnishing have been added or replaced by the Tenant.

### **Written Submissions**

- 4 Neither party had requested nor wished to attend any hearing. The Committee carefully considered the written documentation before it:-
- (a) Form AT2 prepared by the Landlords dated 12<sup>th</sup> September 2011.
  - (b) Form AT4 prepared by the Tenant dated 9<sup>th</sup> March 2012.
  - (c) Written submissions from the Landlords dated 10<sup>th</sup> April 2012 in which the Landlords gave information on comparable rents within the neighbouring area of the property.
  - (d) Written submissions from the tenant dated 13<sup>th</sup> April 2012 in which the Tenant also gave information on comparable rent within the neighbouring area of the property.
- 5 The Committee also had before it a copy of the Decision of the Private Rented Housing Committee in respect of the property dated 9<sup>th</sup> January 2009. At that time the Committee had fixed the current rent of £510 per calendar month. It was noted that Committee had specifically stated that, at the time of their inspection, the kitchen and bathroom were both in a poor condition and required modernisation. That Committee were of the view that in order to achieve a market rent in the region of £575 for the property, the bathroom and the kitchen would require to be modernised.

### **Evidence Submitted on Comparable Market Rents**

- 6 The Tenant submitted that the rent should remain at £510 per calendar month. The Tenant submitted to the Committee certain information in relation to other asking rents for other one bedroom properties in the locality of the property.

The Tenant drew attention to certain other properties where the rents appeared to be in the region of £525 per calendar month. The Tenant also gave evidence of a flat within the same tenement as the property where the current rent was £525.

The Landlords also provided comparable rents of one bedroom flats within the locality of the subject property. The Landlords submitted that the rent should be fixed at £630 per calendar month. The evidence provided by the Landlords demonstrated that the asking rent for one bedroom flats within the locality of the property ranged from £600 to £650 per calendar month.

It was not possible from the evidence provided by either the Tenant or the Landlords to ascertain the condition of any of the properties to which they had referred and in particular it was not possible to ascertain the size of the properties concerned in terms of floor space.

7 Decision

The Committee considered all the evidence relating to current market rents submitted by both the Landlords and the Tenant.

Using their own knowledge and experience and having regard to the information available, the Committee considered that the market rent for a typical one bedroom property in the locality of the current property would be in the region of £600 per month. In reaching this view, the Committee had regard to the upgrade works which had been completed by the landlords in both the bathroom and the kitchen since the date of the last rent determination.

The Committee did, however consider that it was appropriate to take account of the fact that both the kitchen and bathroom within the property were particularly small/narrow. The property would also benefit from some redecoration. In addition the property did not benefit from double glazing. The Committee considered that these factors would limit the rental that would be achievable for the property on the open market in its current condition.

Having taken all factors into account the Committee were of the view that the current market rent for the property is £575 per month (£6900 per annum).

No services are provided by the Landlords.

The Committee decided that the rent should be varied with effect from 17<sup>th</sup> May 2012.

A Cowan

.....  
(Chairperson)

25/5/12  
.....  
(Date)