

RENT ASSESSMENT PANEL FOR SCOTLAND

RENT (SCOTLAND) ACT 1984

NOTIFICATION OF DECISION BY THE RENT ASSESSMENT COMMITTEE

REFERENCE NO.	OBJECTION RECEIVED	OBJECTION
RAC/PH2/414	17 February 2006	Landlord

ADDRESS OF PREMISES

Flat 2, Gowanbank, Isla Road, Perth PH2 7HQ

TENANT

Mr J Grainger

NAME AND ADDRESS OF LANDLORD

Gannochy Trust
Kincarrathie House Drive
Perth
PH2 7HX

DESCRIPTION OF PREMISES

First and attic floored flat forming part of a traditional detached house, built 1864, subdivided into two separate flats with gas central heating, single garage and large mutual gardens comprising two public rooms, three bedrooms, one with en-suite, kitchen, bathroom and utility room.

SERVICES PROVIDED

None

COMMITTEE MEMBERS

CHAIRMAN	Mrs J Lea LLB MBA MSc
PROFESSIONAL MEMBER	Mr D Godfrey ARICS
LAY MEMBER	Mr A McKay

FAIR RENT	DATE OF DECISION	EFFECTIVE DATE
£5,000.00 per annum	19 April 2006	19 April 2006

J Lea

Chairman of the Rent Assessment Committee

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Date

20/4/06

RENT ASSESSMENT COMMITTEE

STATEMENT OF REASONS

Flat 2, Gowanbank, Isla Road, Perth

Inspection Held on 19 April 2006

This is a reference to the Independent Rent Assessment Committee under the provisions of Schedule 5 to the Rent (Scotland) Act 1984 following an objection by the landlord to the rent registered by the rent officer in respect of the property at Flat 2, Gowanbank, Isla Road, Perth. The landlord is The Gannochy Trust, Kincarrathie House Drive, Pitcullen Crescent, Perth. The tenant is Mr J Grainger.

The Tenancy constitutes a regulated tenancy for the purposes of the Rent (Scotland) Act 1984. Following an application to the rent officer, a rent of £5000 per annum was registered. The previous rent was £4450 per annum and the rent applied for by the landlord was £6600 per annum.

Inspection

The Committee carried out an inspection on 19 April 2006. The tenant, Mr J Grainger was present. The landlords were not present or represented. The Committee noted that the property was a first and attic floor flat forming part of a traditional detached house built in 1864 and sub divided into two separate flats. The property has gas central heating and comprises two public rooms, three bedrooms, one en suite, kitchen, bathroom and utility room. The windows of the property are in good condition but are single

glazed. There was a gas fire in the living room, which was installed by the tenant. The property is in good condition throughout. The tenant had fitted a new kitchen and a shower in the bathroom. There had previously been old kitchen units in the kitchen and there were still old units in the utility room. The fittings in the bathroom and the en suite shower room are adequate. The upstairs bedrooms have low ceilings. The property is situated in a residential area of Perth with an outstanding outlook over the river Tay. The property has a single garage and parking area at the front and a very large garden to the rear, which is shared with the other flat. The property is in excellent condition externally.

There was no hearing.

Documentation

The Committee had the following documentation before them:-

1. List of comparables provided by the Clerk of the Rent Assessment Committee, together with copies of the relevant pages from the Rent Register.
2. Application for registration of rent form dated 10 November 2005
3. Letter from the Landlords dated 10 February 2006
4. Extract from the Rent Register with regard to the subject property
5. Written representations from the landlord dated 3 March 2006

Decision

The Committee took into account all the documentation before them. The Committee noted that the landlords had recently had the flat valued for rental purposes by Hardies,

Chartered Surveyors, who placed a value of £6600 per annum on the flat. The Committee considered it unfortunate that the landlords had not supplied the Committee with a copy of this valuation report. The Committee however from their own knowledge and experience were of the view that the market rental value of the property would be £600 per month. The Committee however considered that this would require to be reduced by £50 per month to take account of the fact that the tenant had responsibility for maintaining the very large garden and mowing extensive lawn areas. It is understood that this used to be the responsibility of the landlords but is no longer the case. The Committee accordingly considered that the landlords suggested figure for market rent for the property of £6600 per annum was correct. This figure however required to be discounted to take account of scarcity. It is clear from the Committee's own knowledge and experience that there was a demand for this type of property in the area and the Committee considered that an appropriate figure for scarcity would be 25%. This would result in a fair rent of approximately £5000 per annum.

As a check, the Committee also considered the comparables produced by the Clerk. The Committee did not consider that the flat in Errol was comparable as it was in a different location and a lot smaller. The Committee however considered that the property at 11 Hadden Road, Perth, which it is understood also has The Gannochy Trust as a landlord, was useful as a comparison. This property has a registered rent of £6790. This property however has two extra rooms and comprises the whole of a detached house rather than being one of two flats in a detached house. The Committee considered that the rent would require to be reduced by $\frac{1}{4}$ to take account of this, which would give a figure of

£5092 per annum. The Committee also noted that the landlords had three bedroom detached bungalows in Gannochy Road, Perth, let at a registered rent of £4740 per annum. The Committee considered that these were reasonable comparables with the property in question.

In all the circumstances the Committee considered that a fair rent for the property would be £5000 per annum.

In making this determination the Committee had regard to all the documentation provided and also the considerations required by Section 48 of the Rent (Scotland) Act 1984.

J Lea

.....Chairman

15/5/06

.....Date