

**Rent Assessment Committee: Reasons for decision.
Housing Act 1988**

Address of Premises

14 Seaford Road
Ramsgate
Kent
CT11 0AU

The Committee members were

Mr I W Collins FRICS IRRV
(Chairman)
Mr R Athow FRICS MIRPM
Ms L Farrier

Landlord: Mr C Stokes

Tenant: Mrs D Reader

1. Background

On 14th September 2004 the tenant of the above property referred to the Committee a notice of increase of rent served by the landlord under section 13 of the Housing Act 1988.

The landlord's notice, which proposed a rent of £140 per week with effect from 1st November 2004 is dated 14th September 2004.

The tenancy is a periodic tenancy which commenced on 10th April 1996. The current rent is £100 per week.

2. Inspection

The Committee inspected the property, in the presence of the tenant Mrs Reader, on the 3rd November 2004 and found it to be in fair order only. The property comprises a mid terrace house constructed of brick with a tile roof. The accommodation provides on the ground floor an entrance hall, through lounge, back addition kitchen, bathroom and separate toilet, on the first floor three bedrooms.

The tenant has not undertaken any repairs apart from internal decoration, but is responsible for carpets curtains and white goods

The property is located in a substantial urban area but some distance from the town centre of Ramsgate.

3. Evidence

The Committee had received written representations from the landlord and the tenant and these were copied to the parties. The landlord had provided copies of newspaper adverts of similar properties available to let in Ramsgate and the Thanet area.

Neither party requested a hearing at which oral representations could be made.

4. The Law

In accordance with the terms of section 14 Housing Act 1988 the Committee proceeded to determine the rent at which it considered that the subject property might reasonably be expected to be let on the open market by a willing landlord under an assured tenancy.

In so doing the Committee, as required by section 14(1), ignored the effect on the rental value of any relevant tenant's improvements as defined in section 14(2) of that Act.

In coming to its decision the Committee had regard to the evidence supplied by the landlord and the members' own general knowledge of market rent levels in the area of South East Kent and concluded that an appropriate market rent for the property would be £140 per week. The Committee noted the tenants obligations including provision of carpets, curtains and white goods and made a reduction of £5 per week.

5. The decision

The Committee therefore concluded that the rent at which the property might reasonably be expected to be let on the open market would be £135 per week.

This rent will take effect from 1st November 2004 being the date specified by the landlord in the notice of increase.



Chairman

I W Collins FRICS IRRV

Dated 3rd November 2004

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A handwritten signature in black ink, appearing to read 'I W Collins', written over a horizontal line.

Chairman

I W Collins FRICS IRRV

Dated 3rd November 2004