

**Rent Assessment Committee: Summary reasons for decision.****Housing Act 1988****Address of Premises**

3 Lychpole Cottages  
Beggars Bush  
Church Lane  
Sompting  
West Sussex BN15 0AY

**The Committee members were**

Mr D Agnew LLB LLM  
Mr D Lintott FRICS  
Ms J K Morris

**1. Background**

On 4<sup>th</sup> October 2006 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 £675 per month with effect from 1<sup>st</sup> December 2006 is dated 23<sup>rd</sup> October 2006.

The tenancy is a periodic tenancy which commenced on 1<sup>st</sup> November 2006. The current rent is £675 per month.

**2. Inspection**

The Committee inspected the property on 15<sup>th</sup> December 2006 and found it to be in fair condition.

The property is a three bedroom semi-detached property in a very isolated & exposed position, originally having been tied agricultural accommodation. Although the windows to the front of the property had been replaced with u-pvc units those at the rear were of wood & metal frames which had rusted & warped so that they were incapable of being opened. The downstairs cloakroom was not functional.

The following qualifying tenant's improvements had been made to the property.

The Tenant had fitted kitchen units & tiling & a shower to the bathroom.

### **3. Evidence**

The committee received written representations from the landlord and tenant and these were copied to the parties.

A hearing was arranged for 3pm on 15<sup>th</sup> December 2006 in Worthing but neither party attended.

### **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 the property 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 parties and the members' own general knowledge\* of market rent levels in the area of Worthing and concluded that an appropriate market rent for the property would be £440 per month.

### **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 £440 per month.

This rent will take effect from 1<sup>st</sup> December 2006 being the date specified by the landlord in the notice of increase.

**Chairman    Mr D Agnew LLB LLM**

**Dated            15<sup>th</sup> December 2006**

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This document contains a summary of the reasons for the Rent Assessment Committee's decision. If either party requires extended reasons to be given, they will be provided following a request to the committee clerk which must be made within 21 days from the date of issue of this document.