

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

18 Greys Road
Eastbourne
East Sussex
BN20 8AY

The Committee members were

Mrs H Bowers MRICS
Mr R Athow FRICS MIRPM

1. Background

On 18th March 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 £550 per calendar month with effect from 1st August 2004 is dated 3rd March 2004.

The tenancy commenced on 1st August 1998 for a term of six years. The tenant will remain in occupation as a statutory periodic tenant. The current rent is £425 per calendar month, which was fixed in August 2002.

2. Inspection

The Committee inspected the property on 24th May 2004 and found it to be in fair condition.

The property is an inner terrace house with two reception rooms and a kitchen on the ground floor and two bedrooms and a bathroom on the first floor.

The following qualifying tenant's improvements have been made to the property:

Some double-glazing
Refitted bathroom
Two gas fires
Some additional kitchen units
Cupboard on the landing

3. Evidence

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

A hearing was held at the Town Hall in Eastbourne at which oral representations were made by the tenant. The landlord was not present or represented.

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.

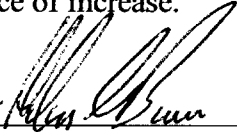
In coming to its decision the Committee had regard to the members' own general knowledge of market rent levels in the area of Eastbourne and concluded that an appropriate market rent for the property would be £650 per calendar month. However, this would assume that the property was let in good order. This is not the case with the subject property and therefore a deduction of £180 per calendar month needs to be made to reflect the difference between the usual condition of properties available in the open market and the subject property.

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 £470 per calendar month.

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

Chairman



Dated

24 / 5 / 04

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.