

Rent Assessment Committee: reasons for decision.

Housing Act 1988

Address of Premises

2A St. Annes Gardens
Margate
CT9 4DL

The Committee members were

Mr. R. Norman (Chairman)
Mr. R. Athow FRICS MIRPM
Ms L. Farrier

1. Background

On 21st April 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 £390 per calendar month with effect from 25th June 2006 is dated 1st May 2006.

The tenancy commenced on 20th August 2004 for a term of six months. The tenant remains in occupation as a statutory periodic tenant but at the request of the tenant the start date was changed to the 25th of the month. The current rent is £360 per calendar month.

2. Inspection

The Committee inspected the property on the 2nd June 2006 and found it to be in fair condition.

The property is a first floor flat with a lounge/diner, kitchen, bathroom with wc, wash hand basin and bath, one bedroom and one box room. The property has the benefit of gas fired central heating. No white goods were provided by the landlord but the

landlord had provided carpets and curtains. The tenant had replaced the carpets in the bathroom and box room.

We noted that the two opening casements to the lounge window were badly affected by wet rot and needed replacing.

3. Evidence

The committee received written representations from the landlord and these were copied to the tenant. No written representations were received from the tenant.

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 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 Thanet and concluded that an appropriate market rent for the property would be £390 per calendar 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 £390 per calendar month.

This rent will take effect from 25th June 2006 being the date specified by the landlord in the notice of increase.

Chairman *A. Wilson*

Dated 02.06.06