

Rent Assessment Committee: Summary reasons for decision.

Housing Act 1988

Address of Premises

Marches Farmhouse
Marches Road
Horsham
West Sussex RH12 3SL

The Committee members were

Mrs F J Silverman LLM (Chairman)
Mr D J Myers FRICS
Miss J Dalal

1. Background

On 23.12.03. 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 £1980.00 per quarter with effect from 25.12.03. is dated 05.08.03.

The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £1103.00 per quarter.

2. Inspection

The Committee inspected the property on 04.03.04. and found it to be in poor condition.

3. Evidence

The committee received written representations from the landlord and this was copied to the parties.

A hearing was held at 2pm. in The Wicker Room, Park House, Park Street, Horsham on 4th March 2004 at which oral representation was 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 evidence supplied by the parties and the members' own general knowledge of market rent levels in the area of rural West Sussex and concluded that an appropriate market rent for the property would be £1250.00 per month.

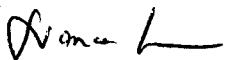
5. The decision

The Committee therefore concluded that the rent at which the property might reasonably be expected to be let on the open market would be £1300.00 per quarter.

In reaching their decision the Committee adjusted the open market rental of the property of £288.00 per week by deductions totalling £188.00 per week to take account of:

	£	per week
Need of new windows	15.00	“
Lack of central heating	25.00	“
Need for new kitchen	10.00	“
Need for 2 new bathrooms	20.00	“
Re-wiring	12.00	“
Internal general repairs, including plastering & ceilings	18.00	“
Internal decorations	20.00	“
External decoration & repairs	10.00	“
Landscape & gardens	10.00	“
Lack of cupboards	5.00	“
Locality	10.00	“
Carpets & curtains	20.00	“
Garage	8.00	“
White goods	<u>5.00</u>	“
	<u>£188.00</u>	

This rent will take effect from 25.12.03. being the date specified by the landlord in the notice of increase.

Chairman signed  _____

Dated 4th March 2004

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.