

**Rent Assessment Committee: Summary reasons for decision.**

**Housing Act 1988**

**Address of Premises**

15 Stanmer Village  
Stanmer  
Brighton  
East Sussex  
BN1 9PZ

**The Committee members were**

Mr R Wilson LLB (Lawyer Chair)  
Mr D Turner-Powell FRICS Valuer  
Ms J Morris Lay Member

**1. Background**

On 19<sup>th</sup> September 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 £510 per month with effect from 1<sup>st</sup> November 2006, is dated 31<sup>st</sup> August 2006.

The tenancy commenced on 1<sup>st</sup> October 2005 for a term of one year. The tenant remains in occupation as a statutory periodic tenant. The current rent is £500 per month.

**2. Inspection**

The Committee inspected the property on 9<sup>th</sup> November 2006 and found it to be in very poor condition. The property is in need of rewiring throughout and there is evidence of damp to the upper parts. There is no central heating and the third floor attic room is not habitable. The kitchen and bathroom are both of a very basic standard and the cottage requires modernising throughout to realise its rental potential.

### **3. Evidence**

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

A hearing was held at Brighton and Hove Town Hall on 9<sup>th</sup> November 2006 at which oral representations were made by the tenant and by Gayle Ratcliffe of Smith Gore on behalf of the landlord.

### **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 Brighton and concluded that an appropriate market rent for the property would be £390 per month bearing in mind its poor condition.

### **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 month.

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

Chairman      Mr R Wilson

Dated 17<sup>th</sup> November 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.