

Rent Assessment Committee: Reasons for decision.

Housing Act 1988

Address of Premises

9 St. Georges Road
Broadstairs
Kent
CT10 1NR

The Committee members were

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

1. Background

On 3rd August 2005 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 £110 per week with effect from 5th September 2005 is dated 24th July 2005.

The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £100 per week.

2. Inspection

The Committee inspected the property on 21st September 2005 and found it to be in fair condition.

The property, which backs onto a railway line, is a terraced house with on the ground floor two rooms, a kitchen and hallway and on the first floor three bedrooms and a shower room with wc. Outside there are gardens.

We noted that some roof slates had slipped and needed attention and that some external decoration was required.

The tenant had listed in her application a number of repairs and improvements carried out by her and her family namely: repairs to the roof, external decoration, the provision of new garden fencing, a new front door, a bathroom suite and fitted kitchen, windows, guttering and ceilings have been replaced, the property has been re-wired and central heating has been installed. No representations were received from the landlord about these.

3. Evidence

No written representations were received from either party.

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.

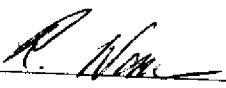
In so doing the Committee, as required by section 14(1), ignored the effect on the rental value of the property of any relevant tenant's improvements as defined in section 14(2) of that Act.

In coming to its decision the Committee had regard to the members' own general knowledge of market rent levels in the area of Thanet and concluded that an appropriate market rent for the property would be £100 per week.

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 £100 per week.

This rent will take effect from 5th September 2005 being the date specified by the landlord in the notice of increase.

Chairman 

Dated 21.09.05