

Rent Assessment Committee: Summary reasons for decision.
Housing Act 1988

Address of Premises

Flat 1, Wolverdene
Second Avenue
Margate

The Committee members were

Mr B Mire FRICS
Mr M Marshall FRICS
Ms L Farrier

1. Background

On 15th April 2003 the tenant of the above property made an application to determine a rent under an assured shorthold tenancy under section 22(1) of the Housing Act 1988.

The tenancy commenced on 2nd January 2003 for a term of 6 months. The current rent is £525 per month.

2. Inspection

The Committee inspected the property on 9th May 2003 and found it to be in good condition. Areas of dampness were noted in the recess off the kitchen which housed the boiler and in the basement storage areas. We noted that the entry phone and ceiling light in the common hallway were not operative.

3. Evidence

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

A hearing was arranged for 10:30am on Friday 9th May 2003 at Northdown House but neither party attended.

4. The law

In accordance with the terms of section 22(1) & 22(3) 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 that the present rent was not significantly higher than the rent the Landlord might reasonably be expected to obtain the Committee had regard to their own general knowledge of market rent levels in the area of Thanet.

5. The decision

The Committee therefore did not make a determination pursuant to section 22(3)(b).

Chairman Mr B Mire FRICS

Dated 9th May 2003

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.