

**Rent Assessment Committee: Summary reasons for decision.****Housing Act 1988****Address of Premises**

5 St Peter's Close  
West Meads  
Bognor Regis  
West Sussex  
PO21 5QA

**The Committee members were**

Mr R T A Wilson LLB  
Mr A O Mackay FRICS  
Mr T W Sennett MA MCIEH

**1. Background**

On the 6<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 £652 per month with effect from 29<sup>th</sup> October 2006, is dated 5<sup>th</sup> September 2006.

The tenancy commenced on the 29<sup>th</sup> October 1998 for a term of 6 months. The tenant remains in occupation as a statutory periodic tenant. The current rent paid by the tenant is £627 per month.

**2. Inspection**

The Committee inspected the exterior of the property on the 3<sup>rd</sup> November 2006 and found it to be in fair condition.

The Committee was unable to gain access at the appointed time in order to inspect the property internally.

**3. Evidence**

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

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.

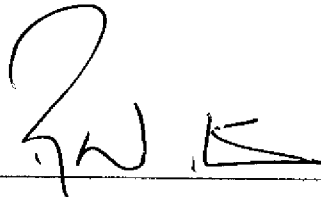
In coming to its decision the Committee had regard to the evidence supplied by the parties and the members' own general knowledge of market rent levels in the area of Bognor Regis and concluded that an appropriate market rent for the property would be £652 per month.

#### **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 £ 652 per month

This rent will take effect from the 29<sup>th</sup> October 2006 being the date specified by the landlord in the notice of increase.

Chairman



Mr R T A Wilson LLB

Dated 7th 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.