

Rent Assessment Committee: Summary reasons for decision.

Housing Act 1988

Address of Premises

35 Lang House
Ashford Hospital
London Road
Ashford TW15 3AA

The Committee members were

Mr I R Mohabir
Mr B J C Mire BSc (Est Man) FRICS

1. Background

On 15th September 2003 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 £290.19 per calendar month with effect from 1st October 2003 is dated 22nd August 2003

The tenancy commenced on 5th March 2003 for a term of 6 months and one day. The tenant remains in occupation as a monthly periodic tenant. The current rent is £278.76 per calendar month.

2. Inspection

The Committee inspected the property on 26th November 2003 and found it to be in good condition.

The following services are provided for the tenant.

- Weekly linen change
- Cleaning

3. Evidence

The committee received written representations from the landlord and tenant 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 Ashford and concluded that an appropriate market rent for the property would be £290.19 per calendar 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 £290.19 per calendar month.

This rent will take effect from 1st October 2003 being the date specified by the landlord in the notice of increase.

Chairman

I. Mohabir
Mr I R Mohabir

Dated

26/11/03.

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.