

**Rent Assessment Committee: Reasons for Decision.**

**Housing Act 1988**

**Address of Premises:-**

2 Newfields  
Newpound  
Wisborough Green  
Billingshurst  
West Sussex  
RH14 0AX

**The Committee members were:-**

Mr R T A Wilson LLB  
Mr R A Wilkey JP FRICS FICPD  
Ms J K Morris

**1. Background**

On 11<sup>th</sup> January 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 £150 per week with effect from 13th February 2006 is dated 6<sup>th</sup> January 2006.

The tenancy is a statutory periodic tenancy by succession, which arose on the death of the former tenant. The current rent payable is £135 per week.

**2. Inspection**

The Committee inspected the property on 17<sup>th</sup> February 2006 and found it to be in fair condition. The property is a rural semi detached house facing a main road. It has three bedrooms, a bathroom with wc on the first floor, and a sitting room, dining room, and kitchen with utility room attached on the ground floor. Outside there is a large rear garden and to the side a single garage in poor repair. The exterior of the building is in reasonable decorative order, but the interior shows signs of damp in a number of rooms.

**3. Evidence**

The committee received written representations from the landlord and these were copied to the tenant. Neither party requested a hearing at which oral representations could be made.

The Landlord's evidence included the property, 3 Frankland's Village, Haywards Heath, West Sussex which was stated to be a semi-detached house similar to the subject property comprising of five rooms, kitchen, bathroom and w.c. recently let on an assured tenancy at £155 per week

#### 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 Sussex, and concluded that an appropriate market rent for the property would be £145 per week made up as follows:-

<b>Optimum Rent for property (assuming it is in a good modern letting condition)</b>	<b>£185 per week</b>
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Less deductions for:-

Lack of modern kitchen	£12	
Lack of central heating	£25	
General disrepair/dampness	£8	£40

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<b>Optimum Rent less deductions</b>	<b><u>£145 per week</u></b>
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#### 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 £145 per week.

This rent will take effect from 13<sup>th</sup> February 2006 being the date specified by the landlord in the notice of increase.

Chairman

  
Mr RTA Wilson LLB

Dated

22<sup>nd</sup> February 2006