

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

8 SALMESTONE ROAD  
MARGATE  
KENT  
CT9 4DD

**The Committee members were**

Mrs H C Bowers MRICS  
Mr R A Potter FRICS  
Mr T J Wakelin

**1. Background**

By notice received on 8<sup>th</sup> December 2003 the tenant of the above property applied to the Committee for the determination of rent under section 22 (1) of the Housing Act 1988.

The tenancy commenced on 15<sup>th</sup> September 2003 for a term of 6 months. The current rent is £104 per week.

**2. Inspection**

The Committee inspected the property on 3<sup>rd</sup> February 2004 and found it to be in poor condition.

The subject property is a semi-detached house with two reception rooms, kitchen and bathroom on the ground floor. Two bedrooms on the first floor. No central heating, poorly maintained and predominantly unmodernized. There is evidence of rising damp.

The following qualifying tenant's improvements had been made on the property.  
Fire surround and fire in the second reception room.

### **3. Evidence**

The committee received written representations from the landlord and these were copied to the tenant. No written representations were received from the tenant.

Neither party requested a hearing at which oral representations could be made.

### **4. The law**

In accordance with the terms of section 22 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 the Committee had regard to the evidence supplied by the landlord and the members' own general knowledge of market rent levels in the area of Margate and concluded that an appropriate market rent for the property would be £105 per week. However, this assumes that the property is let in a good condition.

In this instance the property is not let in good repair. Therefore we deducted £25 per week to take account of the lack of central heating, the lack of white goods and the general disrepair.

### **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 £80 per week.

This rent will take effect from 3<sup>rd</sup> February 2004.

Chairman

  
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Dated

5/2/04  
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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.