

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

Address of Premises

1 Fairlight Avenue
Ramsgate
Kent

The Committee members were

Mr I W Collins FRICS IRRV
(Chairman)
Mr P Stowers FRICS
Ms L Farrier

1. Background

On 5th March 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 £99.00 per week with effect from 5th May 2003 is dated the 3rd March 2003.

The tenancy is a periodic tenancy which commenced on 4th April 1988. The current rent is £95 per week.

2. Inspection

The Committee inspected the property on 28th May 2003 and found it to be in fair order.

3. Evidence

No written representations were received from the landlord or tenant.

A hearing was arranged for 2 pm on the 28th May 2003 in Canterbury Christchurch University. The tenant attended and gave evidence. The landlord did not attend.

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 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 landlords agent and the members' own general knowledge of market rent levels in the area of East Kent and concluded that an appropriate market rent for the property would be £96 per week.

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 £96 per week.

This rent will take effect from 5th May 2003 being the date specified by the landlord in the notice of increase.

Chairman

I W Collins FRICS IRRV

Dated 28th 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.