

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

Flat 3
5 Castle Hill Avenue
Folkestone CT20 2TD

The Committee members were

Mr R P Long LLB (Chairman)
Mr J N Cleverton FRICS
Mr T J Wakelin

1. Background

On 28 November 2004 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 £475-00 per month with effect from 1st January 2005 is dated 9th November 2004. The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £325-00 per calendar month.

2. Inspection

The property consists of a two bedroom flat on the second floor of a Victorian house some two hundred yards from the sea and less than half a mile from the main station. The town centre shops are a similar distance from it. The house of which it comprises part has recently been largely refurbished, although it appeared that in this flat only some sash windows (but not their frames) had been replaced as part of that work. Nonetheless, work was also done to the common parts.

The flat is approached by means of a steep outside staircase of some twenty-six steps, a half of which is under cover. There are two bedrooms, one double and one single, with a good-sized sitting room and a kitchen and a bathroom. The bathroom fittings are dated, and the kitchen is poor. Miss Eadon, the tenant, is elderly and has not of more recent years been able to carry out internal redecoration in accordance with what we understand to be an obligation of her tenancy as she may otherwise have wished.

3. Evidence

A hearing was held at Folkestone on 18th January 2005 at which oral representations were made by Mr Baker of Messrs Fell Reynolds on behalf of the landlord and by Mr Eyre on behalf of the tenant.