

**Rent Assessment Committee: Summary reasons for decision.  
Housing Act 1988 Section 22**

**Address of Premises**

36a Fenhouet Way  
Herne Bay CT6 5AB

**The Committee members were**

Mr M Loveday BA(Hons) MCI Arb  
Mr R Athow FRICS MRIPM

**1. Background**

On 12 July 2006 the tenant of the above property applied to the Committee for a determination under section 22 of the Housing Act 1988.

The tenancy commenced on 1 April 2006 for a term of 6 months.

The current rent is £110 per week.

**2. Inspection**

The Committee inspected the property on 23 August 2006 and found it to be in poor condition.

The property is a ground floor 1 bedroom flat in a converted semi-detached house. The accommodation comprises 2 rooms, kitchen, utility area and bathroom. The property has central heating but the hot water was not working at the time of inspection.

**3. Evidence**

No written representations were received from either party.

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

**4. The law**

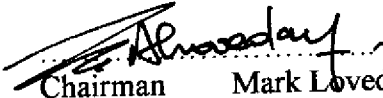
In accordance with the terms of section 22(3) Housing Act 1988 the Committee may make a determination of the rent at which it considers that the subject property might reasonably be expected to be let under the assured shorthold tenancy. However the Committee may not make such a determination unless it considers:

- (a) that there is a sufficient number of similar dwellings-houses in the locality let on assured tenancies (whether shorthold or not); and
- (b) that the rent payable under the assured shorthold tenancy in question is significantly higher than the rent which the landlord might reasonably be expected to be able to obtain under the tenancy, having regard to the level of rents payable under the tenancies referred to in paragraph (a) above.

## 5. The decision

The Committee concluded that the requirements of section 22(3) are satisfied. 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 East Kent. Having done so the Committee determined that the rent at which it considers that the subject property might reasonably be expected to be let under the assured shorthold tenancy is £85 per week.

This rent will take effect from 12 July 2006, being a date not earlier than the date of the application.



Chairman      Mark Loveday BA(Hons) MCI Arb

Dated: 23 August 2006

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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.