

Southern Rent Assessment Panel Case No. CHI/29UG/MNR/2004/0111

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

Address of Premises

28 Gouge Avenue
Northfleet
Kent
DA12 8DP

The Committee members were

Mr I W Collins FRICS IRRV
(Chairman)
Mr T Wakelin

1. Background

On the 14th June 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 £115 per week with effect from 9th August 2004 is dated 9th June 2004.

The tenancy is a periodic tenancy which commenced in November 1989. The current rent is £100 per week.

2. Inspection

The Committee inspected the property on 12th August 2004 and found it to be in fair order only.

3. Evidence

The Committee had received written representations from the tenant and landlords agent and these were copied to the parties.

A hearing was held at 12.15 am on the 12th August 2004 in Gravesend Borough Council offices at which oral representations were made by the tenant. The landlord was not present or represented.

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 tenant, the landlords agent and the members' own general knowledge of market rent levels in the area of North mid coastal area of Kent and concluded that an appropriate market rent for the property would be £115 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 £115 per week.

This rent will take effect from the 9th August 2004 being the date specified by the landlord in the notice of increase.



Chairman

I W Collins FRICS IRRV

Dated

12th August 2004

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.