

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

Address of Premises

Flat 2,
44 Gratwicke Road
Worthing
BN11 4BH

The Committee members were

RTA Wilson LLB (Chairman)
BHR Simms FRICS MCIArb MRAC
TW Sennett MA MCIEH

1. Background

On 15th June 2006 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 £495 per month with effect from 8th July 2006 is dated 7th June 2006

The tenancy is a periodic tenancy which commenced on 8th April 2004. The current rent is £475 per month.

2. Inspection

The Committee inspected the property on 11th July 2006 and found it to be in poor condition. In particular the plaster was cracked and falling off the internal walls in several areas and there were signs of significant damp penetration to the living room. The electrics appeared to be in a dangerous condition and the plumbing showed signs of failure.

No qualifying tenant's improvements had been made to the property.

3. Evidence

The committee received written representations from the landlord and tenant and these were copied to the parties.

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

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 the property 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 parties and the members' own general knowledge of market rent levels in the area of Worthing and concluded that an appropriate market rent for the property bearing in mind its current condition would be £450 per month.

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 £450 per month.

This rent will take effect from 8th July 2006 being the date specified by the landlord in the notice of increase.

Chairman

 [Signature]

Dated

 15th July 2006

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.