

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

5 Berwyn Grove
Maidstone
Kent, ME15 9RD

The Committee members were

Mr R P Long LLB (Chair)
Mr M G Marshall FRICS
Mr T J Wakelin

1. Background

On 3 March 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 £700.00 with effect from 1 May 2006, is dated 10 March 2006.

The tenancy is a periodic tenancy which commenced on 1 April 2001. The passing rent is £625.00. The rent is payable on the first of each month.

2. Inspection

A duly appointed Committee inspected the property on 18th April 2006 and found it to be in fair condition. The following tenant's improvements had been made to the property namely those described on pages 8, 9 & 10 of the bundle before the Committee.

3. Evidence

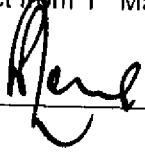
The committee had the benefit of written representations received from the landlord and tenant and copied to the parties.

A hearing was held on 18th April 2006 at which oral representations were made by the tenant.

4. The decision

In the present case the Committee had regard to the evidence supplied by the parties and their own knowledge of market rent levels in the area of Maidstone and concluded that the rent at which the property might reasonably be expected to be let on the open market would be £625.00 per calendar month.

This rent will take effect from 1st May 2006 being the date specified by the landlord in the notice of increase.

Signed 

Dated 18.4.06

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.