

Rent Assessment Committee: Summary reasons for decision.

Housing Act 1988

Address of Premises

109 Manor Hall Road
Southwick
West Sussex
BN42 4NL

The Committee members were

Mr D Agnew LLB LLM
Mr R A Wilkey FRICS FICPD
Ms J K Morris

1. Background

On 3rd August 2005 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 £75 per week with effect from 20th August 2005 is dated 11th July 2005.

The tenancy commenced in September 1996 for a term of 6 months. The tenant remains in occupation as a statutory periodic tenant. The current rent is £52 per week.

2. Inspection

The Committee inspected the property on 14th October 2005 and found it to be in poor condition.

The following services are provided for the tenant.

Gas & Electricity & T.V.Licence.

Water Rates.

Landlord pays Council Tax & House Insurance

3. Evidence

A hearing was held at Hove on 14th October 2005 at which oral representations were made by the landlord and tenant.

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.

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 £60 per week inclusive of £20 in respect of services.

This rent will take effect from 20th August 2005 being the date specified by the landlord in the notice of increase.

Chairman Mr D Agnew LLB LLM

Dated 14th October 2005