

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

9 Lovibonds Avenue
Orpington
Kent
BR6 8ER

The Committee members were

Mr I Mohabir LLB
Mr P J Stowers FRICS
Mr O N Miller BSc

1. Background

On 11 August 2003 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 £800 per month with effect from 8 September 2003 is dated 21 July 2003.

The tenancy commenced on 26 May 1997 for a term of 6 years. The tenant remains in occupation as a statutory periodic tenant. The current rent is £500 per month.

2. Inspection

The Committee inspected the property on 1 October 2003 and found it to be in poor condition.

Brief description of condition

Front double bay showing signs of structural movement majority of the windows suffering from rot and neglect.

The following qualifying tenant's improvements had been made to the property.

- (1) Installation of electric storage heaters.
- (2) Installation of hand basin in bathroom.
- (3) Installation of kitchen units.

3. Evidence

The committee received written representations from the tenant and these were copied to the other party. No written representations were received from the landlord.

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 Orpington and concluded that an appropriate market rent for the property in its present condition would be £500 per calendar 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 £500 per month.

This rent will take effect from 8 September 2003 being the date specified by the landlord in the notice of increase.

Chairman: I Mohabir

Dated: 1 October 2003

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 written request to the committee clerk which must be made within 28 days from the date of issue of this document.

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