

**Rent Assessment Committee reasons for decision.**

**Housing Act 1988**

**Address of Property**

58 All Saints Close  
Whitstable  
Kent  
CT8 1SD

**The Committee members were**

MR I W Collins FRICS IRRV  
MR M G Marshall FRICS  
Ms. L Farrier

**1. Background**

On the 20<sup>th</sup> January 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 tenancy is a periodic tenancy which commenced in August 1990. The current rent paid by the tenant is £476.67 per month

**2. Inspection**

The Committee inspected the property on the 6<sup>th</sup> March 2003 and found it fair condition. The Committee did however note the quality of the external windows, kitchen and bathroom fittings, wiring and outstanding works following the installation of a boiler.

**3. Evidence**

The committee received written representations from the landlord and tenant and these were copied to the parties. Both parties requested a hearing be arranged. The landlord resides in Australia and asked for a telephone link to the hearing, this was considered to be impracticable. It was however agreed that, in the circumstances, contract would be made with the landlord after the hearing and before the determination was made to give the landlord the opportunity to address issues raised during the hearing.

A hearing was held at the subject property on the 6<sup>th</sup> March 2003 at 10.15 am at which oral representations were made by the tenants. The landlord was not present or represented.

#### **4. The law**

In accordance with the terms of section 14 of the Housing act 1988 the Committee proceeded to determine the rent at which it is 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 tenant's improvements as defined in section 14(2) of that Act.

In coming to it's decision the Committee had regard to the evidence supplied by the parties and the members' own general knowledge of market levels in the area of north east Kent and concluded that an appropriate market rent for the property would be £510 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 £510 per month.

The rent will take effect from the 1<sup>st</sup> March 2003 being the date specified by the landlord in the notice of increase.

Chairman:



Dated:

14<sup>th</sup> April 2003

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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 the issue of this document.

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