

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

1 Cuthbert Close  
Bexhill on Sea  
East Sussex  
TN39 5DX

**The Committee members were**

Mr B H R Simms FRICS MCI Arb (Chairman)  
Mr J N Cleverton FRICS

**1. Background**

On 24 March 2006 the tenant of this 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 £90.93 per week with effect from 3 April 2006, is dated 17 February 2006.

The tenancy is an assured weekly periodic tenancy, which commenced on 22 June 1998. The current rent is £88.11 per week.

**2. Inspection**

The Committee and the landlord's representatives called to inspect the property on Wednesday 14 June 2006 but were unable to gain access at the appointed time. Only an external inspection could be made.

The property comprises a semi-detached house built about 30 years ago having brick elevations under a pitched, tile-covered roof. It is situated in a residential area of Sidley to the North of Bexhill. Most amenities are within a reasonable distance.

The building is well maintained externally and has replacement double glazed windows. There is a small front garden with parking space and a larger rear garden.

We understand that the accommodation comprises on the ground floor Living Room, Kitchen/Diner and on the first floor two bedrooms and bathroom with WC.

### **3. Evidence**

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

### **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 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 the Act.

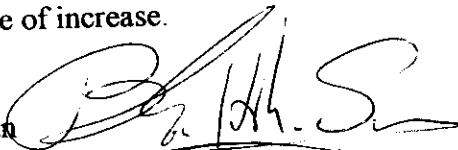
In coming to its decision the Committee had regard to the members' own general knowledge of market rent levels in the area of Bexhill and Hastings and concluded that an appropriate market rent for the property would be £120.00 per week.

### **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 £120.00 per week.

This rent will take effect from 3 April 2006 being the date specified by the landlord in the notice of increase.

Chairman



B H R Simms FRICS

Dated 15 June 2006