

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

**Address of Premises**

Copfield Farm House  
Hastings Road  
Rolvenden  
Cranbrook  
Kent TN17 4PN

**The Committee members were**

Mr P B Langford MA LLB (Chairman)  
Mr J N Cleverton FRICS

**1. Background**

On 31 December 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 £750.00 per month with effect from 1 January 2004 is dated 21 November 2003.

The tenancy commenced on 1 October 2001 for a term of six months. The tenant remains in occupation as a statutory periodic tenant. The current rent is £25.00 per month.

**2. Inspection**

The Committee inspected the property on 10 March 2004 and found it to be in good condition. The house had oil fired central heating, some double glazed windows on the ground floor and the landlord had supplied carpets (apart from the bedroom) and white goods. Some windows were in good order but one or two needed attention.

**3. Evidence**

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

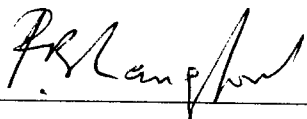
In coming to its decision the Committee had regard to the evidence supplied by the parties and the members' own general knowledge of market rent levels in the area of Cranbrook, Hawkhurst and Rolvenden and concluded that an appropriate market rent for the property would be £750 per month.

## **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 £750 per month.

This rent will take effect from 1<sup>st</sup> January 2004 being the date specified by the landlord in the notice of increase.\*

Chairman



Dated

17<sup>th</sup> March 2004

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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 issue of this document.