

Rent Assessment Committee: Summary reasons for decision.

Housing Act 1988

Address of Premises

5 Amage Road
Wye
Ashford
Kent TN25 5DB

The Committee members were

Mr I Mohabir LLB (Hons)
Mr R Athow FRICS MIRPM
Ms L Farrier

1. Background

On 28 April 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 £525 per calendar month with effect from 1 June 2005, is dated 15 April 2005.

The tenancy is a periodic tenancy which commenced during 1997. The current rent is £350 per calendar month.

2. Inspection

The Committee inspected the property on 16 June 2005 and found it to be in fair condition.

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

The erection of a lean to/small conservatory to the side of the property.

3. Evidence

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

A hearing was held at the subject property on 16 June 2005 at which oral representations were made by and on behalf of the landlord and the tenant.

3. 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 Ashford and concluded that an appropriate market rent for the property would be £520 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 £520 per calendar month.

This rent will take effect from 22 July 2005, the committee being satisfied that undue hardship would otherwise be caused to the tenant.

Chairman J. Mahesh

Dated 22/7/05

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.