

Rent Assessment Committee: Summary reasons for decision.

Housing Act 1988

Address of Premises

32 Stanstead Crescent
Woodingdean
Brighton BN2 6TQ

The Committee members were

Mr J Tarling MCMI
Mr J N Clevrton FRICS
Ms J K Morris

1. Background

On the 6th August 2004 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 £932 per month with effect from 12th August 2004 is dated 5th July 2004.

The tenancy commenced on the 12th February 1994 for a term of 10 years. The tenant remains in occupation as a statutory periodic tenant. The current rent is £850 per month.

2. Inspection

The Committee inspected the property on 21st October 2004 and found it to be in fair condition although the external joinery was poor.

No tenant's improvements had been made to the property.

3. Evidence

The committee received written representations from the landlord and the tenant and these were copied to the parties.

A hearing was held at Brighton Town Hall on 21st October 2004 at which oral representations were made by 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 Sussex and concluded that an appropriate market rent for the property would be £700 per month.

Note: the Committee may want to indicate here any particularly compelling market rental evidence on which it relied.

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 £700 per month.

This rent will take effect from the 21st October 2004 being the date of the Committees decision.

Chairman Mr J B Tarling MCMI

Dated 21st October 2004

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.