

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

Address of Premises

26 The Crescent
Old Town
Eastbourne
BN20 8PU

The Committee members were

Mr I Mohabir LLB (Hons)
Mr N Cleverton FRICS

1. Background

On 12th September 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 £866.67 per calendar month with effect from 9th October 2005 is dated the 11th August 2005.

The tenancy is a periodic tenancy which commenced in June 1993. The current rent is £690 per calendar month.

2. Inspection

The Committee inspected the property on 10th October 2005 and found it to be in fair condition.

3. Evidence

No written representations were received from the landlord/tenant/either party.

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

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 Eastbourne and concluded that an appropriate market rent for the property would be £750.00 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 £750.00per calendar month.

This rent will take effect from 9th October 2005 being the date specified by the landlord in the notice of increase.

Chairman J. Morahan

Dated 10/10/05

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.