

Rent Assessment Committee: Summary reasons for decision.

Housing Act 1988

Address of Premises

Flat 3A Clifton Court
39 Clifton Hill
Brighton
East Sussex BN1 3HQ

The Committee members were

Mrs Frances Silverman LLM
Mr David Myers FRICS
Mr Derek Lintott FRICS

1. Background

On 2nd October 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 £125.00 per week with effect from 4th October 2003 is dated 7th August 2003

The tenancy is a periodic tenancy which commenced in 1991. The current rent is £80.00 per week

2. Inspection

The Committee inspected the property on 28th November 2003 and found it to be in poor condition.

Brief description of condition

The flat lacks heating, there is evidence of damp penetration. There were no curtains poor covers on furniture provided. No kitchen equipment was provided and the bathroom and toilet are shared with tenants of other flats.

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

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 Brighton and Hove and concluded that an appropriate market rent for the property would be £80.00 per week.

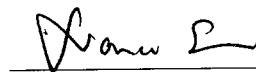
The committee considered comparable properties in Brighton and Hove, where the rent was £80.00 per week.

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 £80.00 per week.

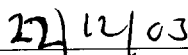
This rent will take effect from 4th October 2003 being the date specified by the landlord in the notice of increase.

Chairman



Mrs F J Silverman LLM

Dated



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.