

Rent Assessment Committee: Summary reasons for decision.

Housing Act 1988

Address of Premises

St Helier
20 Beachfield Road
Bembridge
Isle of Wight PO35 5TN

The Committee members were

Mr D Agnew LLB (Chairman)
Mr D M Nesbit JP FRCIS FCI Arb
Mrs C Newman JP

1. Background

On 26 February 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 £700 per month with effect from 1 March 2003 is dated 30 January 2003.

The tenancy commenced on 1 February 2000 for a term of one year. The tenants remain in occupation as statutory periodic tenants. The current rent is £500 per month.

2. Inspection

The Committee inspected the property on 29 April 2003 and found it to be in fair condition.

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

Some secondary double glazing and some night storage heaters.
Replaced downstairs toilet.

3. Evidence

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

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 Isle of Wight and concluded that an appropriate market rent for the property would be £700 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 £700 per month.

This rent will take effect from 1 March 2003 being the date specified by the landlord in the notice of increase.

(signed)

Chairman

D AGNEW

Dated 17 June 2003

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.