

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

Marches Farmhouse
Marches Road
Warnham
Horsham RH12 3SL

The Committee members were

Mr J B Tarling MCMI(Chairman)
Mr R A Wilkey JP FRICS FICPD
Ms J K Morris

1. Background

The landlord's notice, which proposed a rent of £483.33 per month with effect from 25 December 2004 is dated 16 September 2004.

The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £433.33 per month. (£100.00 per week)

2. Inspection

The Committee inspected the property on 15 February 2005 and found it to be in poor condition.

3. Evidence

No written representations were received from either party.

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

The rent had been the subject of a previous application to the Rent Assessment Committee and a Decision had been made on the 4th March 2004.

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 members' own general knowledge rural of market rent levels in the area of West Sussex and concluded that an appropriate market rent for the property in its present condition would be £433.33 per month (£100.00 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 £433.33 per month (£100.00 per week).

This rent will take effect from 25th December 2004 being the date specified by the landlord in the notice of increase.

signed
Chairman J B Tarling MCMI

Dated 15 February 2005

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.